

# **Executive Summary Report**

## **Characteristics-Based Market Adjustment for 2004 Assessment Roll**

**Area Name / Number:** Kent/Renton Suburbs / 59

**Last Physical Inspection:** 2000

### **Improved Analysis Summary:**

*Population:* 6389

*Number of Sales:* 790

*Range of Sale Dates:* 1/1/02 through 10/16/03

*Weighted Mean:* 98.4%

*COV:* 9.3%\*

*Average sales price:* \$257,200

\*COV is a measure of uniformity, the lower the number, the better the uniformity.

Sales used in the analysis included all sales of one to three unit family residences on residential lots which were verified as, or appeared to be market sales, were considered for this analysis. The sale summary excludes multi-parcel sales, multi-building sales, mobile homes sales, and sales of new construction where less than a fully complete house was assessed for 2003, and parcels with a 2003 assessed improvement value of \$10,000 or less. This also excludes previously vacant and destroyed property partial value accounts.

The population number excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2003 and parcels with a 2003 assessed improvement value of \$10,000 or less.

### **Summary of Findings:**

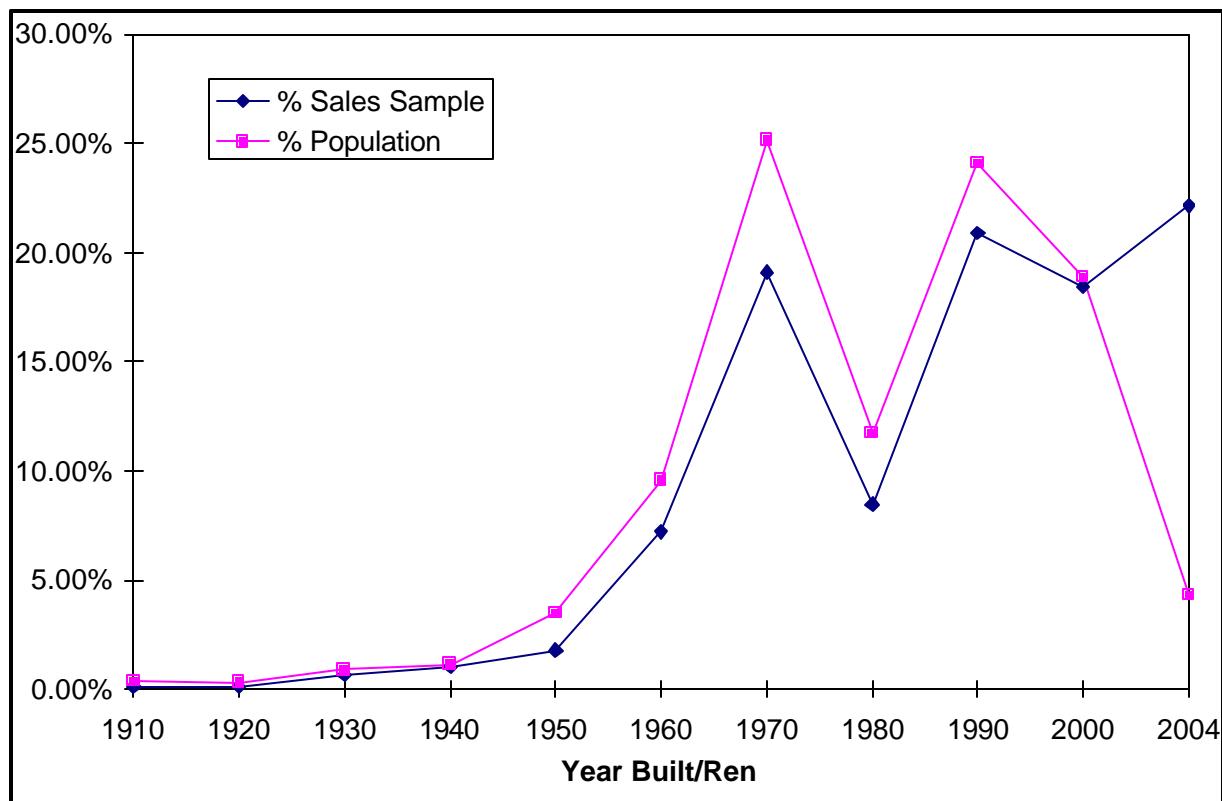
The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis did not indicate any characteristics, having adequate representation, that required adjustment to improve uniformity.

Therefore, it is recommended that the 2003 roll values should be carried forward and posted to the 2004 assessment roll.

## **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.13%
1920	1	0.13%
1930	5	0.63%
1940	8	1.01%
1950	14	1.77%
1960	57	7.22%
1970	151	19.11%
1980	67	8.48%
1990	165	20.89%
2000	146	18.48%
2004	175	22.15%
	790	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	24	0.38%
1920	21	0.33%
1930	57	0.89%
1940	73	1.14%
1950	224	3.51%
1960	612	9.58%
1970	1607	25.15%
1980	749	11.72%
1990	1540	24.10%
2000	1207	18.89%
2004	275	4.30%
	6389	

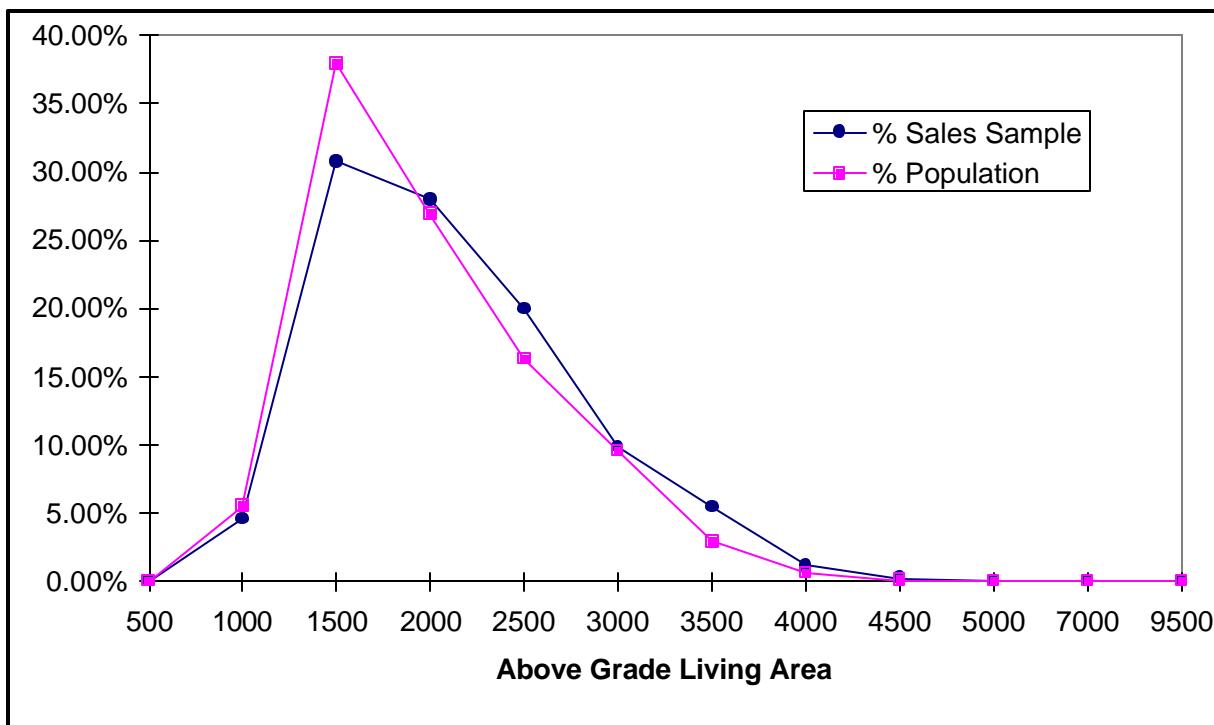


Sales of new homes built in the last four years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	36	4.56%
1500	243	30.76%
2000	221	27.97%
2500	158	20.00%
3000	78	9.87%
3500	43	5.44%
4000	9	1.14%
4500	2	0.25%
5000	0	0.00%
7000	0	0.00%
9500	0	0.00%
	790	

<b>Population</b>		
AGLA	Frequency	% Population
500	2	0.03%
1000	352	5.51%
1500	2423	37.92%
2000	1719	26.91%
2500	1044	16.34%
3000	609	9.53%
3500	186	2.91%
4000	40	0.63%
4500	6	0.09%
5000	3	0.05%
7000	2	0.03%
9500	3	0.05%
	6389	

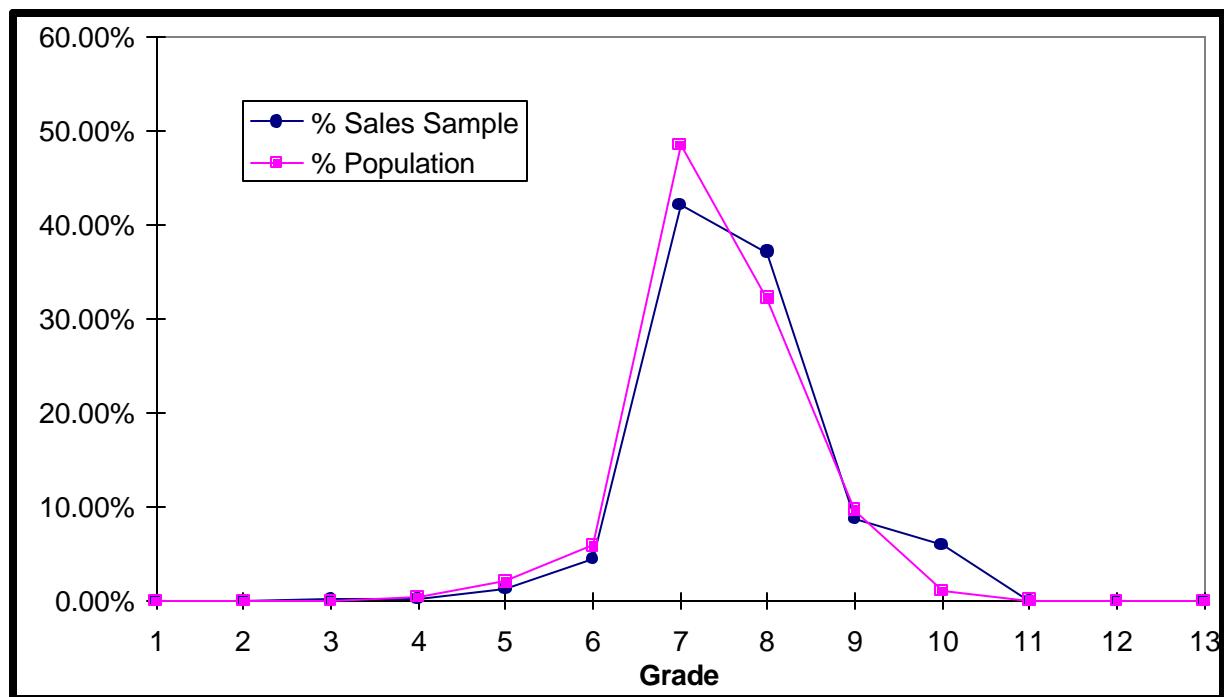


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

## **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	1	0.13%
4	2	0.25%
5	10	1.27%
6	35	4.43%
7	333	42.15%
8	293	37.09%
9	69	8.73%
10	47	5.95%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	790	

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	28	0.44%
5	132	2.07%
6	374	5.85%
7	3097	48.47%
8	2059	32.23%
9	618	9.67%
10	69	1.08%
11	6	0.09%
12	2	0.03%
13	2	0.03%
	6389	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2002 through 10/16/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 22, 2004 to test the resultant assessment level using later 2003 sales. There were 69 additional usable improved sales. The weighted mean ratio dropped from 0.984 to 0.979 for one to three unit residences. These changes are not significant.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

Because of uniform and satisfactory assessment levels in this area, no separate analysis of land values was performed. It is recommended that the 2003 land values be carried forward to the 2004 Assessment Year.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis did not indicate any characteristics having adequate representation which required adjustment to improve uniformity. Due to its satisfactory assessment level and uniformity, no further adjustment is indicated for the 2004 assessment roll.

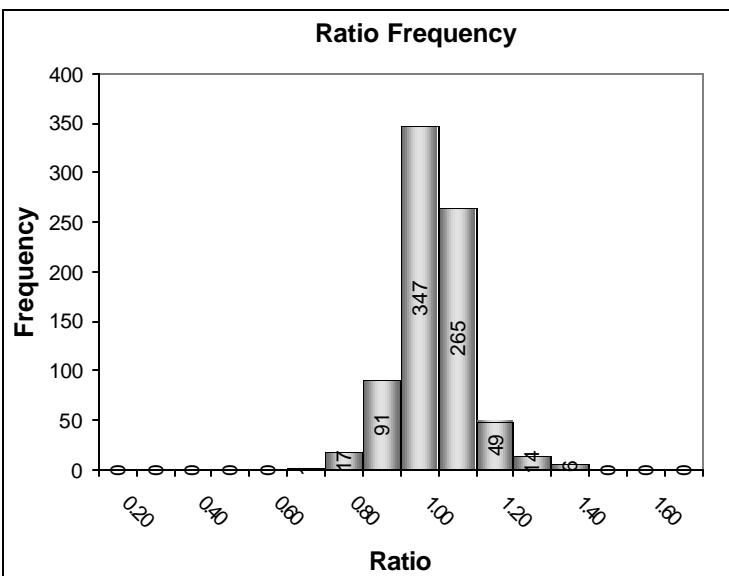
### ***Ratio Studies***

A ratio study of this annual update area is included in this report.

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> SE/TEAM - 2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 10/27/2003	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>59-KENT/RENTON SUBURBS</b>	<b>Appr ID:</b> JMET	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n) 790			
<b>Mean Assessed Value</b>	253,200		
<b>Mean Sales Price</b>	257,200		
<b>Standard Deviation AV</b>	69.963		
<b>Standard Deviation SP</b>	72,458		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.989		
<b>Median Ratio</b>	0.986		
<b>Weighted Mean Ratio</b>	0.984		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.674		
<b>Highest ratio:</b>	1.343		
<b>Coefficient of Dispersion</b>	6.93%		
<b>Standard Deviation</b>	0.092		
<b>Coefficient of Variation</b>	9.30%		
<b>Price Related Differential (PRD)</b>	1.004		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.978		
Upper limit	0.993		
<b>95% Confidence: Mean</b>			
Lower limit	0.982		
Upper limit	0.995		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6389		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.092		
<b>Recommended minimum:</b>	14		
<b>Actual sample size:</b>	790		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	402		
# ratios above mean:	388		
Z:	0.498		
<b>Conclusion:</b>	Normal*		
<b>*i.e. no evidence of non-normality</b>			



### COMMENTS:

1 to 3 Unit Residences throughout area 59

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	008700	0114	06/17/03	153700	560	0	5	1954	4	8900	N	N	16803 105TH AV SE
1	008700	0154	02/10/03	144000	640	0	5	1947	5	8481	N	N	10501 SE 166TH ST
1	334040	1250	10/11/02	165000	740	0	5	1934	4	14700	N	N	1517 DAVIS AV S
1	322305	9111	09/20/02	135500	870	350	5	1924	5	12544	N	N	18603 108TH AV SE
1	008700	0165	04/16/02	145000	920	0	5	1947	4	9133	N	N	16625 106TH AV SE
1	334040	1415	11/19/02	154950	960	0	5	1985	4	7405	N	N	1506 DAVIS AV S
1	722200	0320	08/01/02	140000	1070	0	5	1910	3	15330	N	N	1615 MORRIS AV S
1	722200	0350	11/21/02	185000	790	0	6	1954	4	11880	N	N	1824 SHATTUCK AV S
1	008700	0133	03/17/02	145000	850	0	6	1948	4	17935	N	N	17003 105TH AV SE
1	723160	0400	08/13/03	219000	900	400	6	1942	4	6000	N	N	1412 MORRIS AV S
1	008700	0227	06/12/02	174901	990	0	6	1962	3	7800	N	N	16607 BENSON RD S
1	008700	0009	07/02/02	200500	1010	0	6	1985	4	45079	N	N	10416 SE 166TH ST
1	723160	0420	01/14/02	192000	1010	0	6	1937	3	6000	N	N	606 S 15TH ST
1	008700	0168	08/22/03	185000	1140	0	6	1965	4	18266	N	N	16632 105TH AV SE
1	322305	9215	04/15/03	210000	1210	0	6	1927	4	14810	N	N	10450 SE 192ND ST
1	722928	0100	06/25/03	212050	1340	0	6	1913	4	16829	N	N	2212 TALBOT RD S
1	034800	0160	03/14/02	140000	1390	0	6	1950	4	10350	N	N	605 S 18TH ST
1	008700	0112	08/11/03	207000	1400	0	6	1960	4	8934	N	N	16652 104TH AV SE
1	334040	1265	04/25/02	193698	1410	0	6	1936	4	14700	N	N	1603 DAVIS AV S
1	322305	9328	10/14/03	195000	1560	0	6	1985	3	15896	N	N	10220 SE 192ND ST
1	008700	0010	10/03/02	180000	1720	0	6	1946	5	28842	N	N	16515 BENSON RD S
1	008700	0116	03/21/02	165000	1940	0	6	1952	3	17880	N	N	16816 104TH AV SE
1	889870	0800	05/05/03	215000	880	310	7	1981	3	7700	N	N	1019 S 22ND CT
1	889870	0850	10/01/03	238509	890	480	7	1984	3	11100	N	N	2208 WELLS CT S
1	008700	0224	04/04/03	175000	910	0	7	1953	4	11400	N	N	16612 106TH AV SE
1	889921	0750	05/01/03	210000	950	440	7	1981	3	8188	N	N	518 S 28TH PL
1	889870	0770	11/02/02	210000	990	310	7	1981	3	8400	N	N	1126 S 22ND CT
1	722200	0332	02/05/02	171000	1040	0	7	1957	4	11880	N	N	1706 SHATTUCK AV S
1	889870	0700	09/27/02	219000	1040	280	7	1981	3	7350	N	N	2116 WELLS CT S
1	889870	0830	04/22/02	211500	1040	280	7	1981	3	8000	N	N	1007 S 22ND CT
1	722200	0209	03/28/03	259500	1050	750	7	2002	3	5453	N	N	1819 TALBOT RD S

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	889921	0790	03/25/02	202000	1060	360	7	1981	4	8160	N	N	500 S 27TH PL
1	889870	1090	05/27/03	249900	1100	310	7	1985	3	7500	Y	N	3003 CEDAR AV S
1	889870	0620	09/17/03	191000	1110	0	7	1981	3	8400	N	N	2209 WELLS CT S
1	322305	9116	08/18/03	190000	1120	0	7	1961	4	20473	N	N	19037 106TH AV SE
1	855860	0215	10/15/02	215000	1130	430	7	1976	4	9600	N	N	615 S 38TH CT
1	855860	0170	04/25/03	235950	1150	350	7	1976	4	9381	N	N	3716 MORRIS AV S
1	895030	0100	03/29/03	140000	1170	0	7	1967	4	11514	N	N	10629 SE 187TH ST
1	889900	0020	02/15/02	225000	1180	400	7	1968	4	8050	N	N	403 S 26TH ST
1	723160	0085	01/23/02	246000	1190	600	7	1936	5	8000	N	N	420 S 15TH ST
1	895650	0140	07/16/02	220750	1220	360	7	1993	3	8415	N	N	10615 SE 187TH ST
1	761680	0390	03/21/03	233700	1250	460	7	1966	4	11400	N	N	17818 98TH AV S
1	889870	0950	09/22/03	268800	1250	880	7	1983	3	7770	N	N	1136 S 23RD ST
1	338832	0150	08/12/03	205000	1270	0	7	1977	3	9100	N	N	19045 102ND AV SE
1	889870	0540	01/31/02	190000	1270	0	7	1984	3	12800	N	N	2813 MAIN CT S
1	889900	0130	06/03/02	219500	1270	0	7	1968	4	7600	N	N	2708 MORRIS AV S
1	322305	9214	06/18/02	223000	1300	0	7	1961	4	12632	N	N	18615 102ND AV SE
1	855860	0090	11/12/02	224900	1300	400	7	1976	3	7825	N	N	3508 MORRIS AV S
1	722200	0036	10/10/03	250000	1320	280	7	1989	3	24909	N	N	1714 TALBOT RD S
1	334040	1310	12/04/02	222000	1340	0	7	1956	4	14700	N	N	1805 DAVIS AV S
1	889870	1320	10/08/03	255000	1370	480	7	1986	3	7560	Y	N	2620 CEDAR AV S
1	889870	1320	11/01/02	239950	1370	480	7	1986	3	7560	Y	N	2620 CEDAR AV S
1	889921	0390	08/26/02	248000	1380	540	7	1983	3	12282	N	N	808 S 31ST ST
1	338832	0220	04/18/03	212000	1390	1200	7	1971	4	14210	Y	N	10003 SE 192ND ST
1	889920	0040	06/21/02	220000	1390	340	7	1974	3	7600	N	N	2829 MORRIS AV S
1	889921	0520	06/27/03	258500	1390	550	7	1983	3	14560	N	N	617 S 30TH PL
1	889870	0580	09/26/02	198000	1400	0	7	1983	3	7140	N	N	1011 S 23RD ST
1	761680	0380	08/04/03	243900	1410	820	7	1963	4	11681	N	N	17810 98TH AV S
1	008700	0155	06/03/03	194950	1420	0	7	1983	3	9785	N	N	10509 SE 166TH ST
1	855860	0145	06/11/02	272000	1430	0	7	1977	4	8700	N	N	3709 MORRIS AV S
1	808335	0080	03/28/02	184900	1440	0	7	1995	3	2895	N	N	449 S 51ST CT
1	808335	0170	06/14/02	193000	1440	0	7	1996	3	3316	N	N	549 S 51ST CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	808335	0200	01/28/03	188500	1440	0	7	1996	3	2712	N	N	564 S 51ST CT
1	889920	0180	08/22/02	237000	1470	620	7	1974	4	8400	N	N	1025 S 31ST CT
1	895650	0060	05/15/02	252900	1480	0	7	1993	3	7733	N	N	18609 106TH PL SE
1	855860	0200	10/23/02	217000	1490	310	7	1973	4	19504	N	N	521 S 38TH CT
1	292305	9119	09/02/03	270000	1500	0	7	1961	3	9600	N	N	3515 CEDAR AV S
1	889900	0070	05/13/03	219900	1520	0	7	1968	4	7575	N	N	505 S 26TH ST
1	808335	0050	01/07/03	189990	1530	0	7	1996	3	2700	N	N	427 S 51ST CT
1	895650	0020	03/05/03	229000	1590	0	7	1992	3	7819	N	N	10608 SE 186TH ST
1	334040	1405	08/23/02	146400	1610	0	7	2002	3	4380	N	N	1508 LAKE AV S
1	808335	0220	04/30/03	209000	1620	0	7	1996	3	2712	N	N	556 S 51ST CT
1	855860	0115	03/11/02	229950	1630	820	7	1963	4	8308	N	N	3612 MORRIS AV S
1	889920	0690	05/14/03	235000	1630	0	7	1973	3	8100	N	N	820 S 28TH CT
1	889921	0450	12/03/02	231000	1650	0	7	1983	3	12463	N	N	3001 SMITHERS CT S
1	808335	0010	04/28/03	204000	1660	0	7	1996	3	3565	N	N	401 S 51ST CT
1	808335	0160	03/06/02	199500	1660	0	7	1996	3	2674	N	N	541 S 51ST CT
1	722200	0327	12/24/02	212000	1680	0	7	1956	4	11880	N	N	1625 MORRIS AV S
1	292305	9046	09/19/03	245000	1730	1200	7	1990	3	20653	N	N	3251 CEDAR AV S
1	322305	9231	07/22/02	242000	1790	0	7	1983	3	14239	N	N	18850 103RD CT SE
1	895650	0010	03/18/02	255000	1790	0	7	1992	3	8355	N	N	10614 SE 186TH ST
1	889870	0960	04/15/02	248500	1820	0	7	1983	3	8085	N	N	1142 S 23RD ST
1	889870	0990	08/14/03	247000	1850	0	7	1983	3	10672	N	N	1115 S 27TH PL
1	889920	0400	07/08/03	240000	1870	0	7	1974	4	7600	N	N	914 S 30TH PL
1	722200	0206	10/29/02	244500	1890	0	7	2001	3	6207	N	N	520 S 19TH ST
1	302305	9055	05/29/02	219150	1960	0	7	1957	4	12196	N	N	411 S 36TH ST
1	722200	0307	06/13/02	255000	1990	0	7	1997	3	5868	N	N	1504 SHATTUCK AV S
1	889870	0340	08/25/03	255000	2010	0	7	1986	3	7600	N	N	1116 S 27TH PL
1	334040	1472	10/29/02	274900	2320	0	7	2003	3	6900	N	N	1729 SHATTUCK AV S
1	722200	0195	02/20/02	252500	2360	0	7	1982	3	11625	N	N	1921 TALBOT RD S
1	889921	0070	09/02/03	252500	2680	0	7	1979	4	8560	N	N	2819 WHITWORTH AV S
1	322305	9167	12/04/02	260000	2870	0	7	1953	5	8036	N	N	18613 108TH AV SE
1	855700	0120	04/24/02	255000	1230	480	8	1975	4	9471	N	N	2528 TALBOT CREST DR S

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	889920	0560	07/30/03	250000	1260	490	8	1975	4	7725	N	N	805 S 28TH CT
1	948574	0210	10/13/03	273000	1390	720	8	1998	3	7786	N	N	3124 MAIN AV S
1	722927	0090	06/18/03	254950	1415	0	8	1997	3	7439	N	N	1813 BURNETT AV S
1	855700	0100	02/19/03	257000	1420	700	8	1977	4	9000	N	N	2516 TALBOT CREST DR S
1	889921	0610	09/11/02	218000	1480	500	8	1980	4	11009	N	N	621 S 29TH PL
1	889921	0060	05/23/02	232900	1520	460	8	1979	4	9047	N	N	2813 WHITWORTH AV S
1	034800	0180	10/08/03	254000	1570	1200	8	1959	4	12075	N	N	505 S 18TH ST
1	886050	0030	04/29/03	288000	1580	650	8	1999	3	4517	Y	N	320 S 20TH PL
1	889870	1250	07/31/03	295000	1660	670	8	1984	3	10332	Y	N	2611 CEDAR AV S
1	302305	9044	11/07/02	224950	1680	0	8	1955	4	16800	N	N	3623 TALBOT RD S
1	948575	0110	04/05/02	220000	1680	0	8	1989	3	6108	N	N	729 S 32ND ST
1	264140	0250	07/11/02	248000	1710	0	8	1995	3	5468	N	N	10407 SE 187TH CT
1	264140	0450	10/23/02	262000	1710	0	8	1995	3	11723	N	N	10339 SE 187TH PL
1	264140	0470	01/06/03	269000	1720	0	8	1995	3	7655	N	N	10332 SE 187TH PL
1	948574	0030	03/12/02	249950	1720	0	8	1998	3	5209	N	N	1226 S 35TH ST
1	889870	1030	06/23/03	236000	1730	0	8	1984	3	10788	N	N	2714 MILL AV S
1	948576	0320	06/09/03	245000	1740	0	8	1990	3	5357	N	N	927 SE 168TH CT
1	948576	0330	06/17/02	244900	1740	0	8	1990	3	5366	N	N	930 S 32ND ST
1	264140	0140	02/26/02	253000	1800	0	8	1995	3	9123	N	N	10428 SE 186TH PL
1	948576	0030	07/15/03	247000	1820	0	8	1990	3	5313	N	N	813 S 32ND ST
1	177830	0010	02/17/02	238950	1830	0	8	1994	3	8879	N	N	18907 104TH PL SE
1	761680	0320	07/25/03	248000	1830	560	8	1964	4	9922	N	N	9630 S 177TH ST
1	889921	0590	09/12/02	249000	1850	0	8	1980	4	8118	N	N	609 S 29TH PL
1	334040	1520	07/29/02	285000	1860	760	8	1978	3	14464	N	N	301 S 14TH ST
1	889870	1220	08/12/03	260000	1860	0	8	1984	3	8816	Y	N	2703 CEDAR AV S
1	722927	0100	08/12/03	261000	1892	0	8	1998	3	7347	N	N	1819 BURNETT AV S
1	264140	0210	05/29/02	259950	1940	0	8	1995	3	6777	N	N	10408 SE 187TH CT
1	948576	0040	03/05/03	234900	1970	0	8	1990	3	5239	N	N	819 SE 169TH PL
1	948574	0400	09/19/02	266000	1970	0	8	1999	3	5013	N	N	1119 S 35TH ST
1	177830	0030	04/15/02	247500	1980	0	8	1993	3	7309	N	N	18829 104TH PL SE
1	855700	0190	05/07/03	327000	1980	0	8	1991	3	12665	N	N	2337 TALBOT CREST DR S

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	177830	0170	08/28/02	275000	2000	0	8	1995	3	7931	N	N	10410 SE 189TH CT
1	322305	9325	04/10/03	259900	2010	0	8	1997	3	14636	N	N	18717 102ND AV SE
1	264140	0120	04/23/03	259950	2050	0	8	1995	3	7050	N	N	10418 SE 186TH PL
1	214127	0080	02/04/03	267000	2080	0	8	1988	3	7720	N	N	19104 104TH PL SE
1	214127	0230	08/11/03	267500	2080	0	8	1989	3	7551	N	N	19129 104TH PL SE
1	948575	0420	11/04/02	245000	2100	0	8	1989	3	4838	N	N	600 S 32ND PL
1	886050	0140	02/28/02	299900	2100	620	8	2000	3	6282	Y	N	2101 DAVIS AV S
1	855740	0035	05/27/03	288000	2111	0	8	1998	3	7704	N	N	2135 SHATTUCK AV S
1	214127	0150	02/26/03	270000	2120	0	8	1988	3	7359	N	N	10341 SE 190TH ST
1	947600	0110	06/12/02	287000	2140	0	8	1996	3	10467	N	N	10334 SE 185TH PL
1	947600	0160	04/09/02	289950	2140	0	8	1995	3	7845	N	N	10232 SE 185TH PL
1	886050	0340	03/20/03	278900	2150	0	8	2002	3	4457	N	N	3287 S 20TH PL
1	889870	1100	06/26/03	370000	2160	0	8	1997	3	7500	Y	N	2915 CEDAR AV S
1	214127	0130	12/17/02	272500	2180	0	8	1989	3	7293	N	N	19002 104TH PL SE
1	855740	0030	04/25/03	294950	2180	0	8	1998	3	9298	N	N	2125 SHATTUCK AV S
1	889921	0170	08/15/03	334000	2180	1300	8	1981	3	11926	N	N	512 S 31ST ST
1	662430	0040	03/29/02	277000	2220	0	8	1990	3	10192	N	N	10308 SE 190TH PL
1	948575	0090	04/22/03	275000	2230	0	8	1989	3	4362	N	N	719 S 32ND ST
1	948574	0080	06/16/03	287000	2230	0	8	1998	3	5680	N	N	1120 S 35TH ST
1	886050	0240	11/13/02	346000	2230	0	8	2001	3	7486	N	N	329 S 21ST ST
1	948575	0200	04/22/02	258500	2240	0	8	1989	3	5664	N	N	706 S 32ND ST
1	889921	0670	12/20/02	232690	2250	0	8	1981	4	9682	N	N	2812 WHITWORTH AV S
1	177830	0270	09/16/03	360000	2256	0	8	1997	3	11866	N	N	18923 106TH AV SE
1	948576	0290	05/28/02	269000	2260	0	8	1990	3	5500	N	N	909 SE 168TH CT
1	264140	0160	12/30/02	258500	2380	0	8	1995	3	7850	N	N	10417 SE 186TH PL
1	264140	0080	02/18/02	277000	2390	0	8	1995	3	9315	N	N	10314 SE 186TH ST
1	948574	0250	08/15/03	307500	2394	0	8	1998	3	5475	N	N	3105 MAIN AVE S
1	886050	0330	06/24/02	288000	2420	0	8	1999	3	4502	Y	N	321 S 20TH PL
1	947600	0130	09/02/03	350000	2455	0	8	1996	3	9738	N	N	10326 SE 185TH PL
1	947600	0130	09/25/02	317500	2455	0	8	1996	3	9738	N	N	10326 SE 185TH PL
1	947600	0150	02/21/02	277500	2570	0	8	1995	3	8036	N	N	10310 SE 185TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	855700	0130	06/16/03	270000	2670	0	8	1977	4	9612	N	N	2606 TALBOT CREST DR S
1	292305	9181	06/27/03	300000	2830	0	8	1999	3	5800	N	N	3302 WELLS AV S
1	722200	0308	09/10/03	375000	3630	0	8	1996	3	8095	N	N	407 S 15TH ST
1	889921	0150	10/24/02	242000	4420	0	8	2000	3	9100	N	N	606 S 31ST ST
1	855920	0090	06/07/02	358000	2570	0	9	2002	3	4526	N	N	4711 SMITHERS AV S
1	855920	0010	01/25/02	338990	2590	0	9	2001	3	4885	N	N	735 S 47TH ST
1	855920	0110	10/29/02	373895	2590	0	9	2002	3	7122	N	N	4701 SMITHERS AV S
1	855920	0060	04/04/02	369070	2750	0	9	2001	3	7400	N	N	4720 SMITHERS AV S
1	855920	0070	02/04/02	369075	2750	0	9	2001	3	7574	N	N	739 S 47TH ST
1	855920	0130	01/10/02	397605	2800	0	9	2001	3	5822	N	N	706 S 47TH ST
1	855920	0180	04/08/02	393755	2810	0	9	2001	3	4540	Y	N	736 S 47TH ST
1	855920	0020	05/15/02	387305	3140	0	9	2001	3	4818	N	N	729 S 47TH ST
1	855920	0080	09/11/03	399600	3140	0	9	2002	3	6811	N	N	4717 SMITHERS AV S
1	855920	0140	04/12/02	426610	3140	0	9	2001	3	6255	N	N	712 S 47TH ST
1	855920	0050	02/13/02	391745	3180	0	9	2001	3	4501	N	N	4714 SMITHERS AV S
1	855920	0100	06/25/02	419405	3180	0	9	2002	3	4944	N	N	4707 SMITHERS AV S
2	062205	9056	03/13/03	120000	1010	0	4	1930	3	89298	Y	N	20433 92ND AV S
2	082205	9270	02/11/02	195000	890	820	5	1937	4	17005	N	N	21109 108TH AV SE
2	062205	9138	09/19/02	202000	2960	0	5	1924	3	17340	N	N	9227 S 202ND ST
2	052205	9119	12/23/02	138000	896	0	6	1951	4	17925	N	N	20235 108TH AV SE
2	572850	0050	10/11/02	177000	1090	0	6	1982	4	12825	N	N	19801 106TH AV SE
2	082205	9153	03/21/03	185000	1140	0	6	1957	4	12876	N	N	21204 104TH AV SE
2	182205	9167	02/14/03	183000	1350	0	6	1958	4	9600	N	N	22835 96TH AV S
2	082205	9070	03/10/03	190000	1370	400	6	1945	4	9271	N	N	10321 SE 208TH ST
2	052205	9296	03/27/02	305500	1500	0	6	1940	3	54014	N	N	10112 SE 200TH ST
2	327698	0130	01/31/02	167000	1580	0	6	1926	3	29336	N	N	22821 104TH AV SE
2	172205	9103	01/24/02	237500	2120	0	6	1963	4	30056	N	N	10047 SE 224TH ST
2	803565	0010	06/24/02	168500	940	0	7	1968	3	14033	N	N	21214 104TH AV SE
2	295300	0230	03/20/03	158000	980	0	7	1968	4	9757	N	N	10028 SE 212TH ST
2	295300	0300	04/01/03	167000	980	0	7	1969	4	9682	N	N	21004 100TH AV SE
2	374950	0120	05/23/02	171500	1010	0	7	1968	4	9274	N	N	20723 105TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	813800	0040	12/13/02	168000	1010	0	7	1967	4	12300	N	N	10208 SE 205TH ST
2	052205	9155	09/26/03	151800	1050	0	7	1958	3	15840	N	N	10637 SE 200TH ST
2	052205	9206	05/07/02	176250	1050	0	7	1964	4	10500	N	N	19836 104TH AV SE
2	508380	0080	07/17/03	179000	1050	0	7	1981	3	10450	N	N	10326 SE 225TH ST
2	932060	0370	12/16/02	205200	1050	1050	7	1963	4	10424	N	N	9802 S 210TH PL
2	295300	0260	02/13/02	187000	1060	720	7	1967	3	9605	N	N	21036 100TH AV SE
2	932060	0580	04/22/02	180000	1060	0	7	1963	3	8676	N	N	9823 S 213TH PL
2	793100	0096	09/11/02	170000	1070	0	7	1964	3	10500	N	N	19836 98TH AV S
2	813800	0060	04/25/03	215900	1070	1070	7	1968	4	10353	N	N	10205 SE 205TH ST
2	526700	0030	12/13/02	198750	1080	0	7	1968	4	10205	N	N	21428 98TH AV S
2	526700	0080	12/17/02	190000	1080	0	7	1967	4	10283	N	N	21312 98TH AV S
2	932070	0250	05/15/02	208000	1080	840	7	1967	4	12969	N	N	21328 96TH AV S
2	072205	9052	07/03/02	165000	1090	0	7	1960	2	12302	N	N	21441 100TH AV SE
2	932070	0340	03/14/02	205000	1100	970	7	1969	3	15744	N	N	9601 S 216TH ST
2	813800	0050	09/17/03	180000	1110	0	7	1968	3	10440	N	N	10204 SE 205TH ST
2	379770	0080	07/09/02	214950	1140	280	7	1989	3	6190	N	N	20443 105TH PL SE
2	388310	0060	09/08/03	204950	1140	0	7	1983	3	9386	N	N	10529 SE 206TH PL
2	803565	0020	07/25/03	150000	1140	0	7	1959	3	13986	N	N	21224 104TH AV SE
2	932060	0110	09/09/02	184000	1140	0	7	1964	4	9690	N	N	9812 S 212TH ST
2	932060	0190	05/07/03	200000	1140	700	7	1963	4	9525	N	N	21019 98TH AV S
2	011070	0020	09/26/03	220000	1150	380	7	1983	3	9912	N	N	10011 SE 203RD ST
2	011070	0140	11/13/02	230000	1150	380	7	1983	3	9617	N	N	20122 100TH AV SE
2	182205	9044	08/27/02	175000	1150	1050	7	1959	4	11700	Y	N	23444 94TH AV S
2	082205	9291	03/29/02	220000	1180	790	7	1982	4	34579	N	N	10507 SE 213TH ST
2	932060	0540	02/22/02	183000	1200	0	7	1962	4	9448	N	N	9831 S 212TH ST
2	932060	0690	04/14/03	198000	1200	1200	7	1962	4	8925	N	N	21064 99TH AV S
2	052205	9017	09/19/03	175000	1210	0	7	1960	3	7530	N	N	20005 108TH AV SE
2	182205	9294	11/04/02	229950	1210	850	7	1968	4	12000	N	N	23405 94TH AV S
2	082205	9250	01/03/03	189000	1220	1150	7	1963	4	14592	N	N	10030 SE 216TH ST
2	155700	0250	03/07/02	191000	1220	240	7	1962	4	9477	N	N	20059 103RD PL SE
2	388310	0200	06/28/02	213000	1220	390	7	1984	3	7909	N	N	10410 SE 206TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	505480	0070	12/26/02	199500	1250	1250	7	1964	3	12788	Y	N	19908 97TH AV S
2	526700	0250	08/14/02	195000	1250	620	7	1963	4	10251	N	N	21411 100TH AV SE
2	880240	0916	02/19/02	139712	1250	550	7	1959	3	15468	N	N	22255 105TH AV SE
2	932070	0620	03/20/02	189900	1250	0	7	1966	4	9792	N	N	9625 S 214TH ST
2	880240	0916	05/20/02	178000	1250	550	7	1959	3	15468	N	N	22255 105TH AV SE
2	295300	0350	07/26/03	200950	1260	0	7	1973	4	13256	N	N	20820 100TH AV SE
2	526700	0040	06/07/02	199500	1270	650	7	1968	4	10205	N	N	21420 98TH AV S
2	638655	0120	02/18/02	224000	1280	360	7	1989	3	9660	N	N	21361 103RD PL SE
2	932060	0440	07/18/03	184950	1290	0	7	1963	4	11250	N	N	21201 97TH PL S
2	109150	0010	06/25/02	215450	1300	330	7	1985	3	8000	N	N	10003 SE 229TH PL
2	182205	9154	10/14/03	395000	1300	1300	7	1959	4	213162	N	N	23659 98TH AV SE
2	932060	0290	05/16/02	181000	1300	0	7	1962	4	9600	N	N	21012 97TH PL S
2	295290	0140	01/06/03	198000	1310	0	7	1989	3	10725	N	N	21042 102ND AV SE
2	813800	0010	07/18/03	229900	1310	500	7	1967	4	9642	N	N	10227 SE 204TH ST
2	295300	0130	07/19/02	184900	1320	0	7	1967	4	9740	N	N	20835 101ST AV SE
2	570230	0080	06/14/02	237000	1330	530	7	1969	4	22260	N	N	21925 105TH AV SE
2	182205	9262	12/17/02	172000	1340	0	7	1958	3	15868	N	N	23005 100TH AV SE
2	505480	0200	05/20/03	228990	1340	780	7	1964	4	10602	N	N	19925 97TH AV S
2	889500	0160	05/21/03	185000	1350	0	7	1967	3	9864	N	N	21617 99TH AV S
2	932060	0020	09/19/02	208500	1350	780	7	1962	3	8400	N	N	21015 99TH AV S
2	932070	0450	06/07/02	192950	1360	0	7	1965	4	9600	N	N	21321 98TH AV S
2	206850	0230	06/26/03	170000	1370	0	7	1962	4	9900	N	N	19850 105TH AV SE
2	182205	9073	09/27/02	190000	1380	0	7	1963	3	12000	N	N	22528 94TH AV S
2	155700	0110	06/09/03	178000	1390	0	7	1963	3	9777	N	N	20252 103RD PL SE
2	526700	0070	01/08/03	202000	1400	0	7	1968	4	10205	N	N	21322 98TH AV S
2	052205	9336	08/12/02	206435	1420	0	7	1985	3	10168	N	N	20022 100TH AV SE
2	142040	0070	06/16/03	216000	1420	260	7	1967	4	9072	N	N	20212 106TH AV SE
2	327697	0040	02/03/02	197851	1420	0	7	1984	3	14603	N	N	10305 SE 230TH PL
2	570220	0070	08/02/02	184850	1420	650	7	1962	3	24360	N	N	10515 SE 218TH ST
2	638800	0110	05/21/02	189500	1420	0	7	1967	3	12641	N	N	10405 SE 194TH PL
2	109150	0300	01/24/03	213500	1430	410	7	1986	3	12519	N	N	10114 SE 228TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	918060	0030	06/23/03	215000	1430	800	7	1954	3	25212	Y	N	20434 92ND AV S
2	932060	0160	05/28/03	230000	1430	780	7	1966	4	9698	N	N	21028 98TH AV S
2	327697	0090	09/08/03	201900	1440	0	7	1983	3	8094	N	N	10316 SE 230TH PL
2	542200	0010	02/16/02	189950	1440	0	7	1963	4	12089	N	N	20005 106TH AV SE
2	327698	0110	11/27/02	259500	1450	330	7	1987	3	10222	N	N	22818 103RD AV SE
2	172205	9159	11/04/02	175000	1460	0	7	1973	4	12196	N	N	23110 100TH AV SE
2	182205	9298	04/09/02	197000	1460	0	7	1974	4	12436	Y	N	22613 94TH AV S
2	526700	0210	07/29/03	219900	1460	700	7	1965	3	9704	N	N	21438 99TH AV S
2	932060	0390	09/20/02	199500	1460	0	7	1962	4	12870	N	N	21011 97TH PL S
2	542200	0030	11/19/02	223000	1460	850	7	1967	4	12514	N	N	20021 106TH AV SE
2	109150	0220	03/24/03	215000	1470	0	7	1984	3	8630	N	N	10320 SE 228TH ST
2	327697	0120	02/28/03	196700	1480	0	7	1983	3	12387	N	N	10334 SE 230TH PL
2	932060	0300	07/25/03	169000	1480	0	7	1963	4	10369	N	N	21004 97TH PL S
2	793100	0068	10/07/02	261500	1490	0	7	1986	3	68389	N	N	9616 S 198TH PL
2	295300	0360	04/16/02	205000	1510	0	7	1963	4	17967	N	N	20804 100TH AV SE
2	327698	0040	12/23/02	240000	1510	0	7	1987	3	14608	N	N	22829 103RD AV SE
2	932070	0100	04/09/02	175000	1510	0	7	1966	3	9804	N	N	21232 97TH PL S
2	572850	0010	05/21/03	203000	1520	0	7	1965	4	12825	N	N	19633 106TH AV SE
2	109150	0420	03/13/03	249500	1560	900	7	1988	3	8050	N	N	10007 SE 228TH ST
2	182205	9093	02/26/03	280000	1560	0	7	1967	4	49222	N	N	22931 100TH AV SE
2	638800	0140	07/30/03	240000	1570	620	7	1967	3	15142	N	N	19405 104TH AV SE
2	932060	0660	01/21/03	208900	1570	0	7	1964	4	8500	N	N	21211 100TH AV SE
2	570220	0230	07/17/02	225000	1580	1580	7	1962	4	10729	N	N	21639 104TH PL SE
2	880240	0846	06/22/03	335000	1580	640	7	1956	4	101930	N	N	10206 SE 224TH ST
2	570230	0030	07/30/03	287500	1590	790	7	1968	4	16530	N	N	10412 SE 219TH ST
2	379770	0020	08/26/02	208000	1590	0	7	1989	3	7507	N	N	20411 105TH PL SE
2	241650	0120	04/29/03	262000	1610	0	7	1988	3	13096	N	N	21211 95TH CT S
2	567200	0080	08/08/02	205000	1610	0	7	1962	4	11803	N	N	19630 104TH AV SE
2	052205	9141	12/12/02	196000	1630	0	7	1958	3	7650	N	N	10617 SE 199TH ST
2	052205	9207	07/08/03	201500	1630	0	7	1962	4	8400	N	N	19848 104TH AV SE
2	241650	0180	10/15/03	238000	1630	800	7	1988	3	12110	Y	N	9506 S 213TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	109150	0320	02/07/02	205000	1660	0	7	1985	3	7600	N	N	10104 SE 228TH ST
2	182205	9164	05/19/03	327000	1660	0	7	1935	5	61911	N	N	23438 94TH AV S
2	155700	0050	01/21/03	207000	1690	0	7	1966	3	9365	N	N	20215 104TH PL SE
2	943000	0010	04/21/03	226000	1690	0	7	1996	3	5444	N	N	9735 S 222ND ST
2	937850	0010	05/22/02	239950	1700	0	7	1993	3	7000	Y	N	9407 S 202ND ST
2	052205	9183	08/13/03	199990	1710	0	7	1959	4	8415	N	N	10605 SE 199TH ST
2	803565	0240	08/12/03	240000	1720	0	7	1994	3	9851	N	N	10628 SE 213TH CT
2	295290	0010	09/11/03	209500	1730	0	7	1964	3	10204	N	N	20807 101ST AV SE
2	943000	0080	06/11/02	212500	1730	0	7	1995	3	6548	N	N	22250 98TH PL S
2	943000	0100	02/14/03	236900	1730	0	7	1995	3	5270	N	N	22242 98TH PL S
2	932070	0080	04/11/03	207500	1760	0	7	1967	4	9600	N	N	9612 S 213TH ST
2	270850	0090	04/07/03	244000	1770	0	7	1996	3	12867	Y	N	21502 95TH PL S
2	082205	9123	10/29/02	279500	1780	0	7	1954	4	55321	N	N	21131 104TH AV SE
2	182205	9401	10/01/03	233800	1790	0	7	1999	3	7991	N	N	9920 S 235TH PL
2	182205	9415	04/20/02	225000	1790	0	7	1998	3	7635	N	N	23705 99TH AV S
2	295300	0050	08/05/02	232000	1800	0	7	1968	4	12840	N	N	21034 101ST AV SE
2	796851	0030	06/30/03	204990	1800	0	7	1970	4	9694	N	N	9617 S 206TH PL
2	182205	9103	03/22/02	375000	1820	1770	7	1950	4	80035	N	N	22424 94TH AV S
2	327697	0080	04/28/03	229200	1830	0	7	1984	3	7358	N	N	10310 SE 230TH PL
2	525200	0100	06/06/03	225000	1860	0	7	1964	4	11027	N	N	10120 SE 206TH ST
2	082205	9084	02/27/03	210000	1870	0	7	1956	4	12300	N	N	10427 SE 211TH ST
2	052205	9134	08/08/03	208000	1890	500	7	1954	4	20281	N	N	10608 SE 200TH ST
2	142040	0130	12/11/02	205000	1900	0	7	1967	4	9600	N	N	20219 106TH AV SE
2	062205	9007	09/06/02	320000	1920	0	7	1945	3	409862	Y	N	20227 92ND AV S
2	206850	0220	10/15/03	224000	1920	0	7	1962	4	9779	N	N	19844 105TH AV SE
2	052205	9125	05/28/03	235000	1930	0	7	1955	4	23344	N	N	19229 106TH AV SE
2	172205	9319	11/25/02	249950	1930	0	7	1996	3	8964	N	N	22510 100TH AV SE
2	182205	9249	04/03/03	216900	1970	0	7	1964	4	13905	N	N	23227 100TH AV SE
2	295300	0150	08/20/02	236350	1970	610	7	1967	4	9145	N	N	20851 101ST AV SE
2	570230	0160	01/10/03	220000	1990	0	7	1967	4	14700	N	N	10519 SE 219TH ST
2	803565	0420	11/12/02	248000	1990	0	7	1994	3	7190	N	N	21336 104TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	803565	0050	03/27/03	251000	2020	0	7	1995	3	6516	N	N	21313 104TH PL SE
2	803565	0180	08/20/03	263000	2020	0	7	1994	3	6804	N	N	10518 SE 214TH PL
2	803565	0310	08/08/02	242500	2020	0	7	1994	3	8326	N	N	10617 SE 213TH ST
2	803565	0320	03/03/03	247000	2020	0	7	1994	3	6285	N	N	21302 106TH AV SE
2	803565	0460	04/04/03	265000	2020	0	7	1996	3	8685	N	N	21310 104TH PL SE
2	109150	0060	08/28/03	240000	2050	0	7	1986	3	10350	N	N	10027 SE 229TH PL
2	109150	0160	07/26/02	235000	2120	0	7	1986	4	7007	N	N	10207 SE 228TH ST
2	803565	0290	07/15/02	250000	2120	0	7	1994	3	7000	N	N	10608 SE 213TH CT
2	505480	0110	07/22/02	272300	2240	0	7	1990	3	9652	N	N	19806 97TH AV S
2	327698	0080	07/18/03	224000	2280	0	7	1987	3	10968	N	N	22848 103RD AV SE
2	295290	0200	07/17/02	219000	2480	0	7	1965	4	9100	N	N	20835 102ND AV SE
2	880240	0892	11/07/02	220000	2480	0	7	1959	4	15468	N	N	22252 104TH PL SE
2	803565	0030	05/16/02	336000	2580	0	7	1997	3	8963	N	N	10412 SE 213TH PL
2	937850	0170	06/24/03	325000	2590	0	7	1993	3	16548	Y	N	9415 SE 203RD ST
2	937850	0150	07/01/03	259250	2640	0	7	1994	3	12069	N	N	9305 S 203RD PL
2	379771	0080	02/23/02	280000	2890	0	7	1998	3	10393	N	N	20449 105TH AV SE
2	133220	0120	10/23/02	299000	2900	0	7	1998	3	8061	N	N	9525 S 221ST PL
2	133220	0010	03/11/02	284000	2960	0	7	1998	3	6806	N	N	22126 96TH PL S
2	640220	0020	01/14/02	236250	1340	630	8	1966	3	16200	N	N	19825 98TH AV S
2	794120	0040	07/17/02	289900	1340	1110	8	1986	3	8817	Y	N	19233 98TH AV S
2	241650	0050	09/25/03	230000	1350	330	8	1987	3	13320	N	N	9511 S 213TH ST
2	209560	0340	06/14/03	209950	1370	0	8	1991	3	4166	N	N	10317 SE 277TH ST
2	794120	0170	11/12/02	225000	1390	0	8	1986	3	8253	Y	N	19222 98TH AV S
2	505480	0010	07/21/03	232000	1400	820	8	1963	3	9600	Y	N	9710 S 200TH ST
2	505480	0010	07/19/02	213000	1400	820	8	1963	3	9600	Y	N	9710 S 200TH ST
2	526700	0150	12/27/02	285900	1470	1470	8	1966	4	12235	N	N	21413 99TH AV S
2	885830	0010	10/06/03	253000	1490	480	8	1968	4	10000	N	N	9525 S 207TH PL
2	885830	0060	05/21/02	216000	1520	690	8	1964	3	11000	Y	N	9443 S 207TH PL
2	525210	0080	07/11/03	219950	1540	0	8	1966	4	10047	N	N	10124 SE 207TH ST
2	209560	0100	08/28/03	204950	1560	0	8	1991	3	4121	N	N	22633 102ND PL SE
2	062205	9099	10/15/02	289500	1590	0	8	1974	3	25264	Y	N	20261 92ND AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	526700	0190	04/23/03	225000	1610	1010	8	1968	4	9647	N	N	21424 99TH AV S
2	638650	0040	10/04/02	157000	1690	0	8	1966	3	9520	N	N	10059 SE 213TH PL
2	638650	0260	08/20/03	166303	1690	0	8	1999	3	9546	N	N	10007 SE 212TH ST
2	162070	0010	05/15/03	249900	1715	414	8	1998	3	7305	N	N	20210 105TH AV SE
2	638650	0190	05/20/03	220000	1730	0	8	1967	4	8965	N	N	21226 100TH PL SE
2	241650	0190	07/18/03	379950	1760	1530	8	1989	3	12050	N	N	9434 S 213TH ST
2	803560	0470	11/21/02	279950	1780	500	8	1989	3	7727	N	N	10315 SE 210TH PL
2	209560	0060	06/14/03	220000	1790	0	8	1991	3	4309	N	N	22649 102ND PL SE
2	209560	0110	12/09/02	220950	1790	0	8	1991	3	4121	N	N	22629 102ND PL SE
2	209560	0150	07/10/02	224500	1790	0	8	1993	3	4358	N	N	22613 102ND PL SE
2	803560	0360	10/09/02	296000	1790	450	8	1990	3	6954	N	N	10353 SE 212TH ST
2	638650	0300	08/20/03	215950	1800	0	8	1967	4	9632	N	N	10037 SE 212TH ST
2	803560	0770	02/07/02	265000	1830	520	8	1989	3	10107	N	N	10314 SE 209TH PL
2	526600	0120	04/22/02	242000	1830	0	8	1999	3	4504	N	N	20109 102ND AV SE
2	794120	0120	08/25/03	255000	1850	0	8	1986	3	5678	N	N	19271 98TH AV S
2	803560	0240	03/08/02	275000	1850	530	8	1990	3	7835	N	N	21245 103RD CT SE
2	525200	0070	04/22/02	185000	1860	0	8	1964	4	8839	N	N	20446 101ST AV SE
2	666686	0110	08/01/03	256000	1890	0	8	1986	3	9791	N	N	20217 102ND PL SE
2	666686	0110	02/05/02	227500	1890	0	8	1986	3	9791	N	N	20217 102ND PL SE
2	526600	0080	11/02/02	250000	1930	0	8	1999	3	5306	N	N	20106 102ND AV SE
2	880240	0632	07/25/02	240000	1950	0	8	1999	3	8139	N	N	9221 S 220TH ST
2	794120	0090	02/22/02	238000	1960	0	8	1990	3	9238	N	N	19259 98TH AV S
2	241650	0200	07/10/02	252000	2010	0	8	1988	3	12001	N	N	9428 S 213TH ST
2	794100	0030	07/01/02	237950	2070	0	8	1985	3	12862	N	N	9222 S 198TH ST
2	338820	0020	02/06/02	245000	2080	1040	8	1964	4	10800	Y	N	19218 99TH PL S
2	178960	0040	05/06/03	263500	2110	0	8	1994	3	10067	N	N	10106 SE 225TH PL
2	178960	0060	07/09/03	287000	2110	0	8	1994	3	10011	N	N	10122 SE 225TH PL
2	666686	0010	05/16/03	273000	2110	0	8	1986	3	9678	N	N	20005 102ND PL SE
2	052205	9347	10/29/02	259000	2119	0	8	1997	3	7225	N	N	20216 105TH AV SE
2	209560	0160	01/31/03	235000	2200	0	8	1992	3	4358	N	N	22611 102ND PL SE
2	209560	0250	08/21/03	235000	2200	0	8	1992	3	5192	N	N	22624 102ND PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	803560	0730	06/20/03	275000	2220	0	8	1989	3	6132	N	N	20835 103RD CT SE
2	209560	0020	09/20/02	221000	2230	0	8	1993	3	4716	N	N	22703 103RD AV SE
2	803560	0120	11/22/02	262500	2240	0	8	1990	3	7560	N	N	21009 103RD AV SE
2	182205	9234	01/30/03	279900	2260	0	8	1993	3	9404	N	N	22807 96TH PL S
2	880240	0525	03/08/02	328500	2260	1840	8	1967	3	40425	N	N	9650 S 222ND ST
2	855720	0080	11/07/02	268500	2290	0	8	1999	3	7131	N	N	9657 S 194TH ST
2	209560	0230	04/16/03	243000	2300	0	8	1993	3	4686	N	N	22620 102ND PL SE
2	803560	0070	06/05/02	268500	2300	0	8	1990	3	9471	N	N	20851 102ND PL SE
2	803560	0310	05/27/03	282000	2360	0	8	1990	3	7865	N	N	21200 103RD AV SE
2	803560	0030	07/07/02	282500	2380	0	8	1989	3	7000	N	N	20819 102ND PL SE
2	803560	0220	07/22/03	279000	2410	0	8	1990	3	6557	N	N	21237 103RD CT SE
2	803560	0300	06/25/03	274950	2410	0	8	1990	3	6948	N	N	21204 103RD AV SE
2	803560	0410	12/12/02	267000	2410	0	8	1990	3	8621	N	N	10316 SE 212TH ST
2	803560	0130	05/23/03	265000	2460	0	8	1990	3	7560	N	N	21017 103RD AV SE
2	182205	9107	02/15/02	374950	2630	0	8	1986	3	15176	N	N	9626 S 232ND ST
2	525200	0200	10/22/02	269000	2750	0	8	1987	3	12350	N	N	20415 102ND AV SE
2	072205	9220	02/19/03	289950	2750	0	8	1992	3	16080	N	N	21449 94TH PL S
2	182205	9426	04/12/02	335000	3053	0	8	2001	3	8885	N	N	22710 95TH AV S
2	338820	0040	10/23/02	248000	1230	810	9	1968	4	10170	Y	N	19240 99TH PL S
2	156190	0430	05/27/03	319500	1650	700	9	1989	3	8718	N	N	20320 96TH AV S
2	182205	9367	05/23/02	319500	1650	1340	9	1994	3	34891	N	N	22427 100TH AV SE
2	270840	0020	05/19/03	435000	1890	1810	9	1998	3	19462	N	N	21823 95TH PL SE
2	855720	0090	09/10/03	271000	1910	0	9	1999	3	7119	N	N	9653 S 194TH ST
2	794120	0130	12/23/02	334000	1920	820	9	1987	3	8388	Y	N	19864 98TH AV S
2	182205	9276	06/02/03	357000	2090	0	9	1997	3	13511	N	N	22818 94TH AV S
2	156190	0540	09/17/03	316000	2200	0	9	1989	3	9188	N	N	20315 100TH AV SE
2	072205	9236	03/15/02	317500	2310	1180	9	1993	3	16080	N	N	21445 94TH PL S
2	156190	0340	07/28/03	312000	2320	0	9	1989	3	10240	N	N	20416 97TH AV S
2	742900	0340	02/10/03	314950	2420	0	9	1990	3	10329	N	N	22727 97TH AV S
2	156190	0030	08/21/03	350000	2470	0	9	1989	3	9011	Y	N	20226 97TH CT S
2	156190	0270	08/09/02	320450	2490	0	9	1989	3	9375	N	N	9711 S 205TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	379140	0360	04/25/02	355000	2570	780	9	2001	3	10492	N	N	9812 220TH PL SE
2	156191	0050	07/19/03	299900	2590	0	9	1990	3	8407	Y	N	9516 S 204TH PL
2	742900	0090	04/16/02	367500	2590	0	9	1997	3	26718	N	N	22617 96TH PL S
2	742900	0150	09/11/02	363400	2620	0	9	1993	3	12357	N	N	22630 97TH AV S
2	182205	9372	03/18/03	338000	2630	0	9	1991	3	12885	N	N	22808 96TH PL S
2	379140	0050	06/19/03	357000	2670	0	9	1999	3	6000	N	N	22104 98TH PL S
2	379140	0050	02/14/02	337250	2670	0	9	1999	3	6000	N	N	22104 98TH PL S
2	156191	0040	08/21/02	315000	2720	0	9	1990	3	8889	N	N	9522 S 204TH PL
2	156191	0150	07/30/03	335000	2730	0	9	1990	3	9922	N	N	9431 S 204TH PL
2	156191	0200	09/09/02	322000	2730	0	9	1990	3	9614	N	N	9531 S 204TH PL
2	940640	0280	05/19/03	338000	2750	0	9	1990	3	8017	N	N	23315 94TH CT S
2	156190	0160	12/20/02	323000	2780	0	9	1989	3	9648	N	N	20513 97TH AV S
2	156190	0310	06/10/02	313975	2780	0	9	1989	3	8523	N	N	9710 S 205TH CT
2	940640	0310	10/24/02	414000	2790	0	9	1990	3	10069	N	N	9420 S 233RD PL
2	156190	0450	01/09/03	335000	2820	0	9	1989	3	10528	N	N	20306 96TH AV S
2	940640	0320	08/25/03	354000	2930	0	9	1991	3	10551	N	N	9414 S 233RD PL
2	742900	0180	01/14/03	375000	2990	0	9	1996	3	11967	N	N	22710 97TH AV S
2	940640	0200	09/15/03	310000	3040	0	9	1992	3	7201	N	N	9432 S 233RD PL
2	742900	0020	12/03/02	343000	3140	0	9	1993	3	11237	N	N	22739 96TH PL S
2	379140	0190	08/21/03	360000	3170	0	9	2000	3	7015	N	N	22126 99TH PL S
2	182205	9381	06/20/03	489950	2800	1110	10	1996	3	21940	N	N	22620 94TH AV S
2	379141	0120	10/13/03	459950	2800	660	10	2002	3	6300	N	N	10025 SE 219TH PL
2	379141	0180	10/07/02	459950	2800	660	10	2002	3	6600	N	N	21831 100TH PL SE
2	379141	0210	04/09/03	454950	2830	600	10	2002	3	6872	N	N	21813 - 100TH PL SE
2	379141	0310	08/23/02	470000	2900	750	10	2002	3	8939	N	N	10045 SE 218TH PL
2	379141	0090	05/20/02	392950	2980	0	10	2002	3	5500	N	N	21913 101ST PL SE
2	379141	0480	08/11/03	464950	3000	1000	10	2002	3	7275	N	N	10004 SE 218TH PL
2	379141	0060	01/22/03	433950	3020	0	10	2002	3	6300	N	N	10032 SE 220TH ST
2	379141	0220	10/16/02	428000	3020	340	10	2002	3	7191	N	N	21812 100TH PL SE
2	379141	0230	03/25/03	433950	3020	0	10	2002	3	6000	N	N	21818 - 100TH PL SE
2	379141	0380	04/04/03	490000	3060	1290	10	2002	3	8011	N	N	21820 - 101ST PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	379141	0290	05/31/02	399950	3100	0	10	2002	3	5825	N	N	10042 SE 219TH PL
2	379141	0470	08/02/02	425000	3100	0	10	2002	3	6811	N	N	10010 SE 218TH PL
2	379141	0020	04/03/03	389500	3120	0	10	2002	3	5775	N	N	10008 SE 220TH ST
2	379141	0080	06/18/02	389000	3140	0	10	2002	3	5500	N	N	21919 101ST PL SE
2	379141	0130	09/30/02	499000	3140	1370	10	2002	3	5777	N	N	10019 SE 219TH PL
2	379141	0320	02/27/03	414950	3150	0	10	2002	3	6651	N	N	21924 101ST PL SE
2	379141	0010	01/07/03	397500	3160	0	10	2002	3	6662	N	N	10002 SE 220TH ST
2	379141	0140	09/19/02	470000	3160	1280	10	2002	3	6047	N	N	10013 SE 219TH PL
2	379141	0370	05/29/03	425000	3160	0	10	2002	3	5905	N	N	21826 101ST PL SE
2	379141	0430	05/15/03	525000	3190	0	10	2003	3	8177	N	N	10034 SE 218TH PL
2	379141	0440	04/21/03	515000	3190	0	10	2002	3	11079	N	N	10028 SE 218TH PL
2	379141	0350	05/28/02	441950	3200	0	10	2002	3	5753	N	N	21906 101ST PL SE
2	379141	0070	12/06/02	402500	3210	0	10	2002	3	5870	N	N	21925 - 101ST PL SE
2	379141	0250	03/04/03	411950	3210	0	10	2002	3	6257	N	N	10018 SE 219TH PL
2	379141	0300	04/28/03	530950	3260	1420	10	2003	3	7780	N	N	10051 SE 218TH PL
2	379141	0040	07/30/03	417950	3290	0	10	2002	3	5775	N	N	10020 SE 220TH ST
2	379141	0330	12/11/02	429950	3290	0	10	2002	3	5771	N	N	21918 - 101ST PL SE
2	918060	0071	01/30/02	750000	3310	0	10	1992	3	31259	Y	N	26627 95TH AV S
2	379141	0030	03/01/03	387500	3310	0	10	2002	3	5775	N	N	10014 SE 220TH ST
2	379141	0340	11/13/02	399950	3310	0	10	2002	3	5762	N	N	21912 101ST PL SE
2	379141	0110	07/16/03	429950	3360	0	10	2002	3	6300	N	N	10031 SE 219TH PL
2	379141	0400	10/21/02	466000	3360	0	10	2002	3	6077	N	N	10052 SE 218TH ST
2	379141	0050	06/05/03	415000	3370	0	10	2002	3	6300	N	N	10026 SE 220TH ST
2	379141	0260	05/15/03	415000	3370	0	10	2002	3	6000	N	N	10024 SE 219TH PL
2	379141	0280	05/28/02	432750	3370	0	10	2002	3	6000	N	N	10036 SE 219TH PL
2	379141	0420	10/14/02	434500	3370	0	10	2002	3	6857	N	N	10040 SE 218TH PL
2	379141	0460	10/16/02	437500	3370	0	10	2002	3	7588	N	N	10016 SE 218TH PL
2	182205	9003	07/09/03	480000	3573	0	10	2001	3	22001	N	N	22618 94TH AV S
2	379141	0160	10/24/02	485370	3680	1000	10	2002	3	6026	N	N	10005 SE 219TH PL
2	379141	0190	09/06/02	459950	3680	1000	10	2002	3	6600	N	N	21825 100TH PL SE
2	379141	0240	04/11/03	448450	3680	0	10	2002	3	6015	N	N	21824 100TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	379141	0270	08/28/03	449950	3680	0	10	2002	3	6000	N	N	10030 SE 219TH PL
2	379141	0360	07/16/02	483834	3680	0	10	2002	3	5743	N	N	21832 101ST PL SE
2	379141	0390	10/14/02	462950	3680	0	10	2002	3	7429	N	N	10058 SE 218TH PL
2	379141	0410	05/30/02	463000	3680	0	10	2002	3	5905	N	N	10046 SE 218TH PL
6	342305	9052	06/20/03	175000	890	0	3	1947	3	58806	N	N	19019 148TH AV SE
6	322305	9034	09/20/02	129900	790	0	4	1940	3	9383	N	N	18616 109TH AV SE
6	322305	9180	09/16/02	157250	730	0	5	1942	3	6098	N	N	17905 116TH AV SE
6	322305	9109	12/11/02	160000	830	0	6	1975	3	8712	N	N	11503 SE 178TH PL
6	342305	9125	05/21/03	185000	940	0	6	1970	3	11050	N	N	18434 140TH AV SE
6	911710	0180	12/18/02	172000	990	0	6	1963	3	12636	N	N	10902 SE 186TH ST
6	619840	0141	01/25/02	167500	1020	0	6	1957	4	23724	N	N	19100 116TH AV SE
6	342305	9081	06/26/03	166000	1060	0	6	1954	4	16988	N	N	13658 SE 192ND ST
6	073900	0120	10/24/02	171214	1060	0	6	1952	5	40961	N	N	12419 SE PETROVITSKY RD
6	619660	0543	05/17/02	145900	1120	0	6	1959	4	10575	N	N	11828 SE 180TH ST
6	619720	0022	06/19/03	147103	1300	0	6	1949	5	8378	N	N	18000 116TH AV SE
6	342305	9067	08/27/03	153000	1310	0	6	1954	4	16988	N	N	13618 SE 192ND ST
6	619720	0120	09/10/03	185000	1370	0	6	1958	4	21082	N	N	18220 116TH AV SE
6	619840	0065	01/14/02	165000	1650	0	6	1961	3	24511	N	N	18833 118TH AV SE
6	619660	0021	05/29/02	180000	1770	0	6	1949	4	6030	N	N	11603 SE 176TH ST
6	071200	0170	08/19/02	207000	860	500	7	1981	4	7221	N	N	11334 SE 179TH ST
6	322305	9108	02/28/02	173000	890	0	7	1967	4	9583	N	N	11504 SE 178TH PL
6	327690	0130	09/17/03	192500	900	430	7	1975	3	7100	N	N	17821 113TH PL SE
6	327690	0090	04/16/02	201000	930	400	7	1973	3	8107	N	N	17751 113TH PL SE
6	619840	0300	08/20/03	300000	930	0	7	1951	3	91911	N	N	19029 120TH AV SE
6	071200	0180	07/01/03	206000	950	280	7	1981	3	8086	N	N	17831 114TH PL SE
6	890610	0140	05/08/03	166900	970	0	7	1954	4	7279	N	N	11455 SE 182ND ST
6	269820	0110	09/20/02	199100	990	450	7	1981	3	7150	N	N	18817 111TH PL SE
6	269820	0210	07/25/02	191760	990	450	7	1981	3	7198	N	N	18827 110TH CT SE
6	074050	0045	05/03/02	145500	1000	750	7	1955	2	7407	N	N	10803 SE 181ST ST
6	071200	0100	04/29/03	203500	1010	0	7	1981	3	8108	N	N	17727 114TH PL SE
6	074110	0010	01/15/03	200000	1010	820	7	1959	3	7222	N	N	10802 SE 182ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	327690	0320	08/26/03	190000	1010	0	7	1968	4	6723	N	N	17716 113TH PL SE
6	098400	0040	07/22/02	204000	1040	400	7	1967	3	7350	N	N	12734 SE 191ST PL
6	098400	0790	06/24/02	195000	1040	750	7	1967	3	8750	N	N	12735 SE 191ST PL
6	098400	0020	11/07/02	190000	1040	800	7	1967	3	7350	N	N	12748 SE 191ST PL
6	071200	0060	04/08/02	156500	1060	0	7	1984	3	8114	N	N	17703 114TH PL SE
6	619840	0042	09/18/03	232450	1060	0	7	1977	3	22292	N	N	11619 SE 188TH ST
6	619840	0043	11/13/02	135000	1060	0	7	1958	3	11232	N	N	18812 116TH AV SE
6	619780	0281	03/06/03	214950	1090	390	7	1976	4	13306	N	N	11821 SE 186TH PL
6	098421	0600	08/22/02	200000	1100	340	7	1973	3	7526	N	N	13035 SE 184TH PL
6	098400	0500	04/26/02	207000	1110	700	7	1968	3	9100	N	N	12512 SE 188TH PL
6	098400	0780	10/23/02	204000	1110	700	7	1967	3	8750	N	N	12727 SE 191ST PL
6	098410	0080	11/25/02	223000	1110	610	7	1968	4	7979	N	N	12620 SE 187TH PL
6	098421	0470	08/09/02	243000	1130	580	7	1973	4	7420	N	N	18703 131ST AV SE
6	074090	0050	05/23/03	205000	1140	0	7	1959	4	9856	N	N	18005 110TH AV SE
6	619780	0325	11/04/02	199500	1140	0	7	1962	3	10926	N	N	18645 120TH AV SE
6	342305	9117	07/16/03	230000	1160	0	7	1956	3	79714	N	N	19120 133RD AV SE
6	098421	0270	04/24/02	242750	1170	900	7	1974	3	7839	N	N	13106 SE 187TH CT
6	233323	0140	02/11/02	221950	1180	570	7	2002	3	4679	N	N	12813 SE 175TH CT
6	098423	0470	03/27/03	213550	1180	390	7	1977	3	6600	N	N	13029 SE 189TH CT
6	543800	0300	07/10/02	197000	1200	0	7	1964	4	10575	N	N	17835 110TH AV SE
6	890610	0120	08/15/03	179500	1200	0	7	1956	3	11645	N	N	11423 SE 182ND ST
6	911710	0315	04/03/03	200000	1210	0	7	1980	3	7179	N	N	18435 112TH AV SE
6	098422	0130	09/12/03	233000	1240	800	7	1975	3	7597	N	N	12926 SE 186TH ST
6	098423	0020	10/24/02	240000	1240	860	7	1977	3	7008	N	N	19105 130TH AV SE
6	098400	0640	02/12/03	215000	1250	600	7	1967	3	8750	N	N	18917 127TH PL SE
6	098410	0480	11/02/02	224000	1250	450	7	1968	4	7770	N	N	12723 SE 187TH PL
6	619720	0441	09/23/02	185000	1250	0	7	1961	4	9581	N	N	18220 118TH AV SE
6	890610	0005	03/04/02	190000	1250	0	7	1959	4	11340	N	N	11456 SE 182ND ST
6	098421	0720	07/24/03	225000	1260	500	7	1972	3	8901	N	N	12829 SE 184TH PL
6	098422	0400	07/10/02	246000	1260	600	7	1975	3	8625	N	N	18804 131ST AV SE
6	890610	0015	12/27/02	203000	1260	0	7	1957	3	11645	N	N	11436 SE 182ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	911710	0210	05/16/02	185000	1290	690	7	1987	3	12714	N	N	10922 SE 186TH ST
6	098400	0370	06/15/03	239950	1300	630	7	1967	4	10120	N	N	12705 SE 188TH PL
6	098400	0650	08/08/03	227500	1300	750	7	1967	3	8750	N	N	18923 127TH PL SE
6	098410	0040	12/03/02	225900	1300	470	7	1968	4	10608	N	N	12704 SE 187TH PL
6	098410	0320	06/25/02	177500	1300	350	7	1977	3	8750	N	N	18537 126TH PL SE
6	098410	0460	01/30/02	200000	1300	500	7	1968	3	7560	N	N	12705 SE 187TH PL
6	098420	0600	11/14/02	231950	1300	600	7	1969	4	9116	N	N	12905 SE 186TH PL
6	098420	0640	06/20/02	230500	1300	450	7	1969	3	7560	N	N	12926 SE 188TH ST
6	098420	0750	03/18/03	210000	1300	1250	7	1968	3	8239	N	N	12904 SE 189TH PL
6	098420	0760	07/28/03	240000	1300	450	7	1968	3	8800	N	N	12910 SE 189TH PL
6	098420	0840	09/05/03	225000	1300	600	7	1969	3	7752	N	N	12905 SE 190TH PL
6	619780	0060	08/26/02	269990	1300	730	7	1961	4	48351	N	N	11659 SE 184TH ST
6	619900	0099	02/13/02	189950	1300	800	7	1951	4	21093	N	N	12205 SE 188TH ST
6	911700	0240	08/26/02	215000	1300	600	7	1961	4	9000	N	N	11249 SE 186TH ST
6	245995	0230	02/24/03	240000	1300	330	7	1996	3	7664	N	N	14007 SE 188TH WY
6	911710	0050	06/25/03	190000	1310	490	7	1968	3	9360	N	N	10919 SE 186TH ST
6	074110	0130	01/16/02	181000	1330	0	7	1959	3	9500	N	N	11032 SE 182ND ST
6	051170	0280	03/22/03	247500	1340	720	7	1967	4	9189	N	N	18004 112TH AV SE
6	342305	9055	08/19/03	180000	1340	0	7	1984	3	49222	N	N	18826 140TH AV SE
6	619780	0100	09/23/03	280000	1340	500	7	1955	4	46609	N	N	18608 116TH AV SE
6	098423	0490	05/17/02	265000	1360	490	7	1977	4	7000	N	N	18923 131ST AV SE
6	098423	0190	08/07/03	240000	1370	890	7	1977	3	9100	N	N	18928 131ST PL SE
6	098421	0180	10/06/03	268000	1380	800	7	1973	4	7350	N	N	18504 131ST AV SE
6	098421	0780	06/04/02	228000	1380	390	7	1973	3	13000	N	N	18418 127TH AV SE
6	098423	0240	06/23/03	245000	1390	280	7	1977	3	7800	N	N	18908 131ST PL SE
6	098423	0330	05/13/02	222000	1390	350	7	1977	3	7700	N	N	18836 131ST AV SE
6	098423	0550	02/01/02	215000	1390	380	7	1977	3	7176	N	N	13014 SE 191ST ST
6	245995	0180	07/11/03	229950	1390	0	7	1996	3	6806	N	N	14111 SE 188TH WY
6	245995	0030	06/13/02	218000	1390	0	7	1996	3	6296	N	N	14020 SE 188TH WY
6	098400	0750	07/30/02	203000	1400	0	7	1968	3	8778	N	N	12705 SE 191ST PL
6	890610	0075	04/22/02	212000	1400	430	7	1958	3	12510	N	N	11205 SE 182ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	098420	0500	06/19/03	215000	1410	800	7	1972	3	8505	N	N	18516 129TH PL SE
6	051170	0270	06/10/02	235000	1420	730	7	1977	3	8931	N	N	18012 112TH AV SE
6	098423	0230	07/09/02	249900	1420	350	7	1977	4	7348	N	N	18912 131ST PL SE
6	098420	0510	02/07/03	204950	1430	0	7	1968	4	7844	N	N	12912 SE 186TH ST
6	098400	0190	10/23/02	199000	1450	0	7	1967	3	7622	N	N	12704 SE 190TH PL
6	098422	0080	11/22/02	235000	1470	680	7	1975	3	8829	N	N	12935 SE 185TH ST
6	911710	0280	02/25/03	194000	1470	0	7	1966	3	12792	N	N	11036 SE 186TH ST
6	098421	0080	05/17/02	209950	1480	0	7	1971	4	7350	N	N	13012 SE 184TH PL
6	327620	0090	02/07/02	173000	1480	0	7	1962	4	9379	N	N	17808 111TH AV SE
6	071200	0160	01/07/02	197000	1500	0	7	1981	3	8098	N	N	17825 114TH PL SE
6	098420	0810	05/24/02	180000	1500	0	7	1968	3	11286	N	N	12911 SE 189TH PL
6	098421	0410	09/22/03	214950	1520	0	7	1969	4	10080	N	N	18766 130TH AV SE
6	098421	0560	08/20/03	209950	1560	0	7	1973	3	7350	N	N	18509 131ST AV SE
6	140200	0120	08/21/03	229000	1580	0	7	1967	4	20680	N	N	17815 142ND AV SE
6	911710	0070	09/16/03	215500	1610	0	7	1966	3	9360	N	N	10933 SE 186TH ST
6	233323	0010	02/27/02	214000	1610	0	7	2001	3	4122	N	N	12810 SE 175TH CT
6	233323	0020	08/06/03	220000	1610	0	7	2001	3	4275	N	N	12816 SE 175TH CT
6	233323	0020	03/13/02	217950	1610	0	7	2001	3	4275	N	N	12816 SE 175TH CT
6	233323	0190	01/15/02	219950	1610	0	7	2001	3	4435	N	N	17612 - 128TH AV SE
6	098420	0460	05/04/03	259950	1630	480	7	1968	3	8667	N	N	12810 SE 186TH ST
6	111610	0070	04/01/03	224000	1630	0	7	1966	4	9792	N	N	17804 109TH AV SE
6	619960	0044	10/08/03	210000	1630	0	7	1968	4	13380	N	N	12027 SE 184TH ST
6	098422	0380	04/05/02	265000	1650	920	7	1975	4	7630	N	N	18820 131ST AV SE
6	245995	0050	04/22/02	225000	1660	0	7	1996	3	6290	N	N	14104 SE 188TH WY
6	074070	0020	06/28/03	200000	1670	0	7	1959	4	9424	N	N	11027 SE 181ST ST
6	911700	0300	10/14/03	229950	1880	0	7	1962	4	9000	N	N	11203 SE 186TH ST
6	342305	9164	06/24/03	375000	1930	260	7	1973	3	102801	N	N	13426 SE 180TH ST
6	619780	0183	09/08/03	277000	1930	0	7	1950	5	24402	N	N	11642 SE 188TH ST
6	111610	0140	07/25/02	210000	1950	0	7	1973	3	9960	N	N	10913 SE 179TH PL
6	322305	9206	02/02/02	190000	1950	0	7	1960	3	8712	N	N	18218 114TH AV SE
6	233323	0080	03/12/02	249950	1990	0	7	2002	3	3959	N	N	12848 SE 175TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	233323	0130	04/12/02	249950	1990	0	7	2002	3	3884	N	N	12821 SE 175TH CT
6	233323	0160	07/08/02	249950	1990	0	7	2002	3	3995	N	N	17532 128TH AV SE
6	233323	0240	04/08/02	252450	1990	0	7	2002	3	4643	N	N	17642 128TH AV SE
6	233323	0270	03/25/02	249950	1990	0	7	2002	3	3980	N	N	17631 128TH AV SE
6	233323	0290	10/15/02	247950	1990	0	7	2002	3	4050	N	N	17619 128TH AV SE
6	233323	0320	05/17/02	253500	1990	0	7	2002	3	3776	N	N	17523 128TH AV SE
6	619720	0460	10/28/02	205950	2090	0	7	1953	4	20950	N	N	11804 SE 184TH ST
6	098421	0580	03/20/03	250000	2140	0	7	1973	4	7350	N	N	18413 131ST AV SE
6	233323	0200	06/28/02	257950	2270	0	7	2002	3	6106	N	N	17618 128TH AV SE
6	233323	0220	06/25/02	259950	2270	0	7	2002	3	4733	N	N	17630 128TH AV SE
6	233323	0070	02/13/02	257500	2360	0	7	2001	3	5483	N	N	12844 SE 175TH CT
6	051170	0210	08/25/03	289500	2830	280	7	1962	4	12779	Y	N	11300 SE 180TH PL
6	746140	0060	10/06/03	195000	1090	320	8	1979	3	7000	N	N	11010 SE 186TH PL
6	746140	0410	08/26/03	238000	1180	800	8	1979	3	8075	N	N	18630 111TH PL SE
6	746140	0250	06/12/03	216500	1200	400	8	1979	3	7070	N	N	11027 SE 186TH PL
6	508970	0360	09/25/02	241000	1230	810	8	1978	3	7269	N	N	18303 108TH PL SE
6	508970	0390	09/16/03	249950	1260	600	8	1978	3	7605	N	N	18319 108TH PL SE
6	746140	0290	04/11/02	205000	1280	400	8	1979	3	9200	N	N	11050 SE 187TH CT
6	342305	9142	06/21/02	240000	1350	450	8	1983	3	35404	N	N	18929 140TH AV SE
6	746140	0380	05/23/03	257500	1360	850	8	1979	4	7521	N	N	18648 111TH PL SE
6	259180	0360	08/20/03	254950	1390	580	8	1983	3	7344	N	N	18418 134TH AV SE
6	140210	0100	08/07/03	252500	1430	1300	8	1966	3	16100	N	N	17831 145TH AV SE
6	259180	0270	03/12/02	215000	1430	600	8	1983	3	7560	N	N	18604 134TH AV SE
6	261940	0020	05/23/02	238680	1500	0	8	1990	3	6103	N	N	18328 130TH AV SE
6	261940	0110	12/09/02	239950	1500	0	8	1990	3	53843	N	N	18325 130TH AV SE
6	140220	0690	02/18/03	289990	1510	800	8	1974	4	19910	N	N	18004 145TH AV SE
6	232985	0030	07/03/03	239900	1540	0	8	1999	3	6566	N	N	11415 SE 185TH PL
6	098420	0080	07/17/02	211000	1550	600	8	1968	4	7035	N	N	18901 129TH PL SE
6	259183	0110	10/25/02	252000	1580	480	8	1988	3	7350	N	N	13426 SE 182ND ST
6	332305	9038	09/23/02	238500	1580	1070	8	1957	4	53578	N	N	18429 124TH AV SE
6	564860	0060	05/28/03	219000	1580	0	8	1995	3	6044	N	N	11409 SE 177TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	259180	0180	09/15/03	269950	1600	890	8	1982	3	8000	N	N	13517 SE 186TH PL
6	259180	0180	02/27/02	259950	1600	890	8	1982	3	8000	N	N	13517 SE 186TH PL
6	640271	0090	04/23/02	226000	1600	0	8	1994	3	7916	N	N	17742 112TH AV SE
6	259181	0280	05/07/02	269950	1610	940	8	1984	3	8586	N	N	18433 135TH PL SE
6	640271	0060	04/14/03	227500	1620	0	8	1994	3	7919	N	N	17816 112TH AV SE
6	098420	0360	07/22/02	249950	1630	0	8	1968	4	9976	N	N	18513 128TH PL SE
6	259181	0030	03/27/03	255000	1630	0	8	1984	3	7476	N	N	18506 135TH PL SE
6	098400	0670	07/14/03	248400	1670	540	8	1967	3	8750	N	N	18961 127TH PL SE
6	564860	0080	10/16/03	257000	1680	0	8	1995	3	5580	N	N	17714 114TH PL SE
6	140210	0400	09/29/03	246000	1690	0	8	1965	4	20000	N	N	14536 SE 178TH PL
6	419310	0040	08/28/02	224950	1690	0	8	2002	3	3669	N	N	18440 114TH AV SE
6	619900	0180	10/14/03	315000	1730	0	8	1983	3	22615	N	N	19133 121ST PL SE
6	259182	0050	06/10/03	285000	1740	780	8	1987	3	11667	N	N	18407 135TH PL SE
6	746140	0400	10/15/03	287500	1750	840	8	1979	3	6720	N	N	18636 111TH PL SE
6	508970	0680	02/22/02	223000	1770	0	8	1978	3	7700	N	N	18308 110TH AV SE
6	140220	0300	05/27/03	280500	1790	0	8	1969	4	20500	N	N	18017 145TH AV SE
6	419310	0070	08/05/02	224950	1790	0	8	2002	3	3779	N	N	18485 114TH AV SE
6	419310	0090	11/15/02	231980	1790	0	8	2002	3	3469	N	N	18477 - 114TH AV SE
6	419310	0110	10/17/02	225500	1790	0	8	2002	3	3500	N	N	18465 - 114TH AV SE
6	419310	0120	08/05/02	223950	1790	0	8	2002	3	4430	N	N	18461 - 114TH AV SE
6	073940	0010	02/10/03	237500	1800	0	8	2000	3	3731	N	N	17837 112TH AV SE
6	073940	0060	09/24/02	229950	1800	0	8	2000	3	3750	N	N	17825 112TH AV SE
6	073940	0050	03/20/03	234000	1810	0	8	2000	3	5543	N	N	17827 112TH AV SE
6	073940	0080	06/12/03	240000	1810	0	8	2000	3	4000	N	N	17819 112TH AV SE
6	245996	0070	04/16/02	239950	1810	0	8	2002	3	4950	N	N	14724 SE 185TH PL
6	245996	0120	06/19/02	239950	1810	0	8	2002	3	4950	N	N	14634 SE 185TH PL
6	245996	0130	06/19/02	253287	1810	0	8	2002	3	4950	N	N	14628 SE 185TH PL
6	245996	0310	05/28/02	239950	1810	0	8	2002	3	4949	N	N	18521 147TH CT SE
6	245996	0400	02/07/02	241950	1810	0	8	2002	3	4798	N	N	14729 SE 185TH PL
6	245996	0430	07/09/02	239950	1810	0	8	2002	3	5367	N	N	14770 SE 185TH PL
6	259180	0460	12/09/02	252000	1820	0	8	1983	4	9144	N	N	18429 134TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	245996	0210	02/15/02	249950	1820	0	8	2002	3	4456	N	N	14457 SE 185TH PL
6	245996	0230	06/12/02	239950	1820	0	8	2002	3	4567	N	N	14601 SE 185TH PL
6	419310	0010	08/20/02	222950	1820	0	8	2002	3	6063	N	N	18426 114TH AV SE
6	245996	0220	06/26/02	244950	1850	0	8	2002	3	4583	N	N	14463 SE 185TH PL
6	640271	0020	03/05/03	256000	1870	0	8	1994	3	6794	N	N	17840 112TH AV SE
6	564860	0050	06/05/03	250000	1890	0	8	1995	3	6050	N	N	17704 114TH PL SE
6	259180	0560	02/15/02	228000	1900	0	8	1981	3	7980	N	N	18531 132ND PL SE
6	419310	0020	11/25/02	227500	1900	0	8	2002	3	4087	N	N	18430 - 114TH AV SE
6	419310	0050	12/05/02	219950	1900	0	8	2002	3	4081	N	N	18444 - 114TH AV SE
6	245996	0270	05/30/02	249950	1910	0	8	2002	3	4889	N	N	14625 SE 185TH PL
6	769730	0050	08/12/03	253000	1910	0	8	2002	3	3320	N	N	17918 110TH PL SE
6	769730	0050	03/21/02	239990	1910	0	8	2002	3	3320	N	N	17918 110TH PL SE
6	769730	0080	05/22/02	242000	1910	0	8	2002	3	3318	N	N	17850 110TH PL SE
6	769730	0140	09/18/02	239990	1910	0	8	2002	3	3313	N	N	17806 - 110TH PL SE
6	769730	0160	11/21/02	250490	1910	0	8	2002	3	3311	N	N	17760 - 110TH PL SE
6	769730	0310	09/10/02	246990	1910	0	8	2002	3	3299	N	N	17805 - 110TH PL SE
6	769730	0380	05/01/02	241490	1910	0	8	2002	3	3296	N	N	17911 110TH PL SE
6	419310	0030	08/20/02	234950	1930	0	8	2002	3	4909	N	N	18436 114TH AV SE
6	769730	0180	12/20/02	248990	1940	0	8	2002	3	3309	N	N	17744 - 110TH PL SE
6	769730	0210	12/05/02	248990	1940	0	8	2002	3	3307	N	N	17720 110TH PL SE
6	769730	0270	10/18/02	251909	1940	0	8	2002	3	3301	N	N	17739 110TH PL SE
6	156595	0650	08/19/02	265000	1950	0	8	1994	3	7650	N	N	11253 SE 190TH CT
6	419310	0080	11/07/02	234950	1960	0	8	2002	3	3463	N	N	18481 - 114TH AV SE
6	419310	0100	10/24/02	233000	1960	0	8	2002	3	3500	N	N	18469 - 114TH AV SE
6	232985	0040	05/03/02	259950	2000	0	8	1999	3	6566	N	N	11421 SE 185TH PL
6	232985	0200	01/22/02	235000	2000	0	8	1997	3	6821	N	N	18517 114TH AV SE
6	156595	0090	05/09/02	272950	2020	0	8	1993	3	7277	N	N	19006 113TH WY SE
6	640271	0190	08/14/03	280000	2030	0	8	1994	3	7183	N	N	17914 112TH AV SE
6	769730	0010	12/16/02	260990	2030	0	8	2002	3	3945	N	N	17948 110TH PL SE
6	769730	0020	03/06/03	270000	2030	0	8	2002	3	3323	N	N	17940 110TH PL SE
6	769730	0040	02/14/03	255000	2030	0	8	2002	3	3321	N	N	17924 110TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	769730	0060	04/23/02	249990	2030	0	8	2002	3	3319	N	N	17910 110TH PL SE
6	769730	0070	04/01/02	249990	2030	0	8	2002	3	3318	N	N	17902 110TH PL SE
6	769730	0090	03/26/02	250077	2030	0	8	2002	3	3317	N	N	17842 110TH PL SE
6	769730	0110	04/24/02	249990	2030	0	8	2002	3	3315	N	N	17830 110TH PL SE
6	769730	0130	08/26/02	249990	2030	0	8	2002	3	3313	N	N	17814 110TH PL SE
6	769730	0150	08/29/02	253990	2030	0	8	2002	3	3312	N	N	17768 - 110TH PL SE
6	769730	0170	09/23/02	254990	2030	0	8	2000	3	3310	N	N	17752 - 110TH PL SE
6	769730	0190	09/20/02	253990	2030	0	8	2002	3	3308	N	N	17738 110TH PL SE
6	769730	0200	10/21/02	255990	2030	0	8	2002	3	3308	N	N	17728 110TH PL SE
6	769730	0220	12/19/02	271859	2030	0	8	2002	3	3948	N	N	17712 110TH PL SE
6	769730	0250	01/16/03	257990	2030	0	8	2002	3	3302	N	N	17723 110TH PL SE
6	769730	0260	03/12/03	245000	2030	0	8	2002	3	3301	N	N	17731 110TH PL SE
6	769730	0280	10/01/02	268165	2030	0	8	2002	3	3301	N	N	17749 - 110TH PL SE
6	769730	0300	09/19/02	254990	2030	0	8	2002	3	3300	N	N	17763 - 110TH PL SE
6	769730	0330	08/26/02	256490	2030	0	8	2002	3	3254	N	N	17821 110TH PL SE
6	769730	0350	06/12/02	248490	2030	0	8	2002	3	3297	N	N	17845 110TH PL SE
6	769730	0370	04/23/02	251490	2030	0	8	2002	3	3297	N	N	17903 110TH PL SE
6	769730	0390	04/08/02	247490	2030	0	8	2002	3	3296	N	N	17919 110TH PL SE
6	259185	0100	01/29/02	290000	2060	1000	8	1989	3	12218	N	N	18936 133RD PL SE
6	322305	9289	08/27/03	249900	2060	0	8	1974	4	20497	N	N	18408 112TH AV SE
6	245996	0030	05/12/03	257000	2060	0	8	2002	3	5607	N	N	14748 SE 185TH PL
6	245996	0030	03/11/02	254950	2060	0	8	2002	3	5607	N	N	14748 SE 185TH PL
6	245996	0050	03/20/02	254950	2060	0	8	2002	3	4950	N	N	14736 SE 185TH PL
6	245996	0090	07/11/03	263000	2060	0	8	2002	3	4950	N	N	14652 SE 185TH PL
6	245996	0090	05/14/02	254950	2060	0	8	2002	3	4950	N	N	14652 SE 185TH PL
6	245996	0160	04/16/02	254950	2060	0	8	2002	3	5590	N	N	14427 SE 185TH PL
6	245996	0180	04/23/02	259000	2060	0	8	2002	3	5456	N	N	14439 SE 185TH PL
6	245996	0290	03/15/02	269950	2060	0	8	2002	3	6810	N	N	14639 SE 185TH PL
6	245996	0350	05/21/02	260950	2060	0	8	2002	3	7623	N	N	18551 147TH CT SE
6	245996	0380	07/29/02	250000	2060	0	8	2002	3	5439	N	N	18528 147TH CT SE
6	245996	0410	05/10/02	259950	2060	0	8	2002	3	4783	N	N	14735 SE 185TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	156595	0890	07/02/03	289990	2080	0	8	1993	3	7383	N	N	11244 SE 189TH CT
6	156595	0400	12/17/02	271000	2100	0	8	1994	3	6787	N	N	11218 SE 188TH PL
6	259185	0070	01/07/02	275000	2150	0	8	1988	3	9230	N	N	18927 133RD PL SE
6	144286	0010	12/17/02	275000	2170	0	8	1987	3	8531	N	N	13405 SE 189TH PL
6	156595	0210	05/21/02	273000	2180	0	8	1994	3	7428	N	N	19016 114TH CT SE
6	245996	0010	07/12/02	259950	2240	0	8	2002	3	6673	N	N	14758 SE 185TH PL
6	245996	0330	09/20/02	264950	2240	0	8	2002	3	6568	N	N	18539 147TH CT SE
6	245996	0420	09/16/02	264950	2240	0	8	2002	3	6135	N	N	14741 SE 185TH PL
6	259183	0250	07/14/03	289990	2250	0	8	1987	3	7672	N	N	13522 SE 181ST PL
6	156595	0310	09/20/02	270000	2280	0	8	1993	3	7105	N	N	18830 113TH WY SE
6	233323	0120	03/25/02	270000	2330	0	8	2002	3	5265	N	N	12837 SE 175TH CT
6	233323	0250	11/15/02	269950	2330	0	8	2002	3	4913	N	N	17648 128TH AV SE
6	259182	0190	03/03/03	285000	2370	0	8	1986	3	7700	N	N	13423 SE 183RD ST
6	327485	0010	04/29/02	285000	2380	0	8	1991	3	8598	N	N	12207 SE 178TH ST
6	156595	0560	01/29/02	262500	2400	0	8	1995	3	6035	N	N	11211 SE 190TH PL
6	156595	0580	07/12/02	271000	2400	0	8	1995	3	6349	N	N	19029 112TH PL SE
6	156595	0360	07/29/03	290000	2410	0	8	1994	3	7281	N	N	11242 SE 188TH PL
6	245996	0100	08/20/02	284950	2410	0	8	2002	3	4950	N	N	14646 SE 185TH PL
6	245996	0170	08/22/02	284000	2410	0	8	2002	3	5010	N	N	14433 SE 185TH PL
6	245996	0190	05/03/02	289950	2410	0	8	2002	3	5873	N	N	14445 SE 185TH PL
6	245996	0300	03/21/02	284950	2410	0	8	2002	3	5211	N	N	18515 147TH CT SE
6	245996	0320	09/03/02	284950	2410	0	8	2002	3	6717	N	N	18527 147TH CT SE
6	245996	0340	05/01/02	295000	2410	0	8	2002	3	7623	N	N	18545 147TH CT SE
6	233323	0100	07/23/02	274950	2450	0	8	2002	3	4092	N	N	12856 SE 175TH CT
6	233323	0110	04/04/02	274950	2450	0	8	2002	3	4077	N	N	12841 SE 175TH CT
6	233323	0170	08/12/03	295000	2450	0	8	2002	3	5004	N	N	12835 SE 176TH ST
6	233323	0170	07/18/02	274950	2450	0	8	2002	3	5004	N	N	12835 SE 176TH ST
6	233323	0230	05/06/02	278000	2450	0	8	2002	3	4373	N	N	17636 128TH AV SE
6	233323	0280	06/17/02	274950	2450	0	8	2002	3	4050	N	N	17625 128TH AV SE
6	233323	0310	09/12/02	274950	2450	0	8	2002	3	4358	N	N	17529 128TH AV SE
6	245996	0140	01/28/02	274950	2460	0	8	2002	3	5414	N	N	14620 SE 185TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	245996	0150	04/05/02	274950	2460	0	8	2002	3	5973	N	N	14421 SE 185TH PL
6	245996	0360	04/24/02	274950	2460	0	8	2002	3	7416	N	N	18555 147TH CT SE
6	245996	0370	04/18/02	284950	2460	0	8	2002	3	8787	N	N	18556 147TH CT SE
6	259182	0020	05/16/03	291500	2520	0	8	1987	3	7350	N	N	13409 SE 184TH ST
6	245996	0250	12/04/02	269950	2560	0	8	2002	3	4897	N	N	14613 SE 185TH PL
6	245996	0260	05/15/02	282000	2560	0	8	2002	3	4841	N	N	14619 SE 185TH PL
6	769730	0030	04/19/02	283000	2560	0	8	2002	3	3322	N	N	17932 110TH PL SE
6	769730	0100	07/01/02	275500	2560	0	8	2002	3	3316	N	N	17836 110TH PL SE
6	769730	0120	12/12/02	275000	2560	0	8	2002	3	3314	N	N	17822 110TH PL SE
6	769730	0230	02/14/03	275000	2560	0	8	2002	3	3302	N	N	17707 110TH PL SE
6	769730	0240	06/05/03	260000	2560	0	8	2002	3	3302	N	N	17715 110TH PL SE
6	769730	0290	12/30/02	283490	2560	0	8	2002	3	3300	N	N	17755 - 110TH PL SE
6	769730	0320	08/20/02	298405	2560	0	8	2002	3	3299	N	N	17813 - 110TH PL SE
6	769730	0340	07/24/02	285390	2560	0	8	2002	3	3284	N	N	17837 110TH PL SE
6	769730	0360	06/10/02	279500	2560	0	8	2002	3	3297	N	N	17853 110TH PL SE
6	769730	0400	02/26/02	286777	2560	0	8	2002	3	3296	N	N	17927 110TH PL SE
6	156595	0470	07/25/02	292000	2680	0	8	1994	3	6500	N	N	18905 112TH PL SE
6	342305	9129	05/13/03	437500	2750	0	8	1966	4	138956	N	N	13227 SE 188TH PL
6	156595	0100	08/14/03	299000	2820	0	8	1993	3	6458	N	N	18932 113TH WY SE
6	140220	0440	07/01/03	330000	2910	0	8	1967	4	15385	N	N	14645 SE 181ST ST
6	259183	0180	04/29/03	294000	2930	0	8	1988	3	7557	N	N	13421 SE 181ST PL
6	147312	0190	09/10/03	313000	2120	0	9	1991	3	7560	N	N	18635 136TH PL SE
6	147312	0190	03/13/02	300000	2120	0	9	1991	3	7560	N	N	18635 136TH PL SE
6	259184	0180	05/06/02	279000	2240	0	9	1988	3	7142	N	N	13215 SE 181ST PL
6	140200	0050	03/07/02	339950	2290	990	9	1991	3	20000	N	N	14213 SE 179TH PL
6	247292	0610	08/20/02	305000	2290	0	9	1988	3	7503	N	N	18211 143RD AV SE
6	147312	0630	12/02/02	349000	2440	0	9	1991	3	8419	N	N	18715 137TH CT SE
6	247292	0360	05/15/02	340000	2470	0	9	1987	3	13468	N	N	14254 SE 180TH PL
6	247292	0090	08/11/03	335000	2500	0	9	1987	3	8914	N	N	18207 141ST AV SE
6	259184	0430	03/05/02	299500	2510	0	9	1988	3	7155	N	N	13313 SE 183RD ST
6	259184	0360	09/26/02	299950	2520	0	9	1988	3	7735	N	N	18227 132ND PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	247292	0860	09/26/03	350000	2580	0	9	1987	3	8483	N	N	18026 140TH CT SE
6	247293	0280	10/04/02	296000	2650	0	9	1990	3	8960	N	N	14517 SE 184TH PL
6	259184	0340	08/20/03	325900	2660	0	9	1988	3	7365	N	N	18213 132ND PL SE
6	259184	0050	07/11/03	340000	2680	0	9	1988	3	11590	N	N	18210 133RD AV SE
6	147312	0390	05/05/03	345000	2690	0	9	1992	3	9551	N	N	18716 139TH WY SE
6	247292	0280	08/25/03	375000	2730	0	9	1988	3	9767	N	N	18122 143RD AV SE
6	259184	0310	09/06/02	329950	2770	0	9	1988	3	7350	N	N	18131 132ND PL SE
6	147312	0480	08/27/02	355000	2870	0	9	1990	3	9881	N	N	18631 139TH WY SE
6	147312	0440	03/25/03	343100	2890	0	9	1992	3	9359	N	N	18622 139TH WY SE
6	147312	0700	08/14/02	354950	2930	0	9	1991	3	8030	N	N	18702 136TH PL SE
6	147312	0580	03/04/02	341000	2940	0	9	1991	3	9922	N	N	18728 137TH CT SE
6	259184	0150	12/18/02	325000	3010	0	9	1988	3	8000	N	N	18138 132ND PL SE
6	259184	0390	02/24/03	294000	3040	0	9	1988	3	7865	N	N	13215 SE 183RD ST
6	147312	0320	08/27/02	325000	3120	0	9	1992	3	13156	N	N	13721 SE 188TH ST
6	332305	9086	12/23/02	585000	4400	760	10	1981	3	47057	N	N	12345 SE 181ST ST

***Improved Sales Removed from this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	008700	0019	06/24/02	113961	BANKRUPTCY -RECEIVER OR TRUSTEE
1	177830	0190	10/11/02	124918	DOR RATIO
1	272850	0010	09/15/03	250000	%COMPL; ACTIVE PERMIT PRE SALE>25K
1	272850	0050	09/29/03	264950	%COMPL; ACTIVE PERMIT PRE SALE>25K
1	292305	9181	08/12/02	84500	QC DEED; STMT TO DOR; DOR RATIO
1	302305	9115	11/23/02	145000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	322305	9028	05/21/03	96000	%COMPL
1	322305	9080	12/30/02	85000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	322305	9086	01/29/03	352250	IMP COUNT
1	322305	9086	02/14/02	90000	IMP CNT;NO MARKET EXPOSURE; DOR RATIO
1	334040	1255	05/13/02	202000	GOVT AGENCY; EXEMPT FROM EXCISE TAX
1	334040	1320	11/11/02	165000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	334040	1470	05/28/02	194500	ESTATE ADMINISTOR, GUARDIAN,/EXECUTOR
1	334040	1472	04/19/02	72000	DOR RATIO
1	334040	1475	07/17/02	152000	DOR RATIO
1	334040	1550	10/10/02	245000	1031 TRADE
1	507000	0120	10/17/02	125000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	662430	0170	03/28/03	272280	EXEMPT FROM EXCISE TAX
1	722200	0030	09/11/03	375000	SALE ON WRONG ACCOUNT
1	722200	0095	08/20/02	200000	TEAR DOWN
1	722200	0106	04/18/03	34029	DOR RATIO
1	722200	0199	05/24/02	134500	BANKRUPTCY -RECEIVER OR TRUSTEE
1	722200	0207	09/29/03	300388	%COMPL; ACTIVE PERMIT PRE SALE>25K
1	722200	0335	05/15/03	194000	UNFIN AREA
1	722200	0339	10/07/03	130000	IMP COUNT
1	722927	0040	02/24/03	67481	QUIT CLAIM DEED; DOR RATIO
1	723160	0070	12/30/02	215000	TEAR DOWN
1	723160	0220	04/15/03	132900	NON REPRESENTATIVE
1	855700	0130	04/18/03	270000	RELOCATION - SALE TO SERVICE
1	855700	0260	01/20/03	111144	QC DEED; STMT TO DOR; DOR RATIO
1	886050	0020	04/02/03	118250	RELATED PARTY,FRIEND, NBR; DOR RATIO
1	886050	0150	04/29/03	116934	PREV IMP<=10K
1	889870	0110	04/28/03	350000	NON-REP; NO MARKET EXPOSURE
1	889870	0120	07/30/03	312000	NON-REP; NO MARKET EXPOSURE
1	889870	1170	02/27/03	340000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	889920	0020	09/13/03	61191	DOR RATIO
1	889920	0650	09/30/03	62333	DOR RATIO
1	889921	0150	05/16/03	405000	OBSOL;ACTIVE PERMIT PRE SALE>25K
1	895650	0170	06/14/02	240000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	948574	0070	05/08/03	56383	DOR RATIO
1	948574	0250	08/15/03	307500	RELOCATION - SALE TO SERVICE
1	948575	0110	02/08/02	220000	RELOCATION - SALE TO SERVICE
1	948576	0130	12/03/02	94729	DOR RATIO
2	052205	9013	11/29/02	139550	BANKRUPTCY -RECEIVER OR TRUSTEE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	052205	9116	04/25/02	199000	BANKRUPTCY -RECEIVER OR TRUSTEE
2	052205	9144	09/04/03	100000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	052205	9296	09/25/03	1320000	MULTI-PARCEL SALE; DOR RATIO
2	052205	9296	09/26/03	1100000	MULTI-PARCEL SALE; DOR RATIO
2	062205	9134	07/09/03	128625	DOR RATIO
2	071300	0250	04/18/02	200000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	072205	9107	01/17/02	41387	QCD; RELATED PARTY,FRIEND,NEIGHBOR
2	072205	9220	02/19/03	289950	RELOCATION - SALE TO SERVICE
2	082205	9074	08/13/03	170000	IN PROCESS OF SHORT PLAT APPROVAL
2	082205	9129	12/03/02	88211	STMT TO DOR; DOR RATIO
2	082205	9176	12/03/02	145000	IMP COUNT; OBSOL
2	109150	0060	08/28/03	240000	RELOCATION - SALE TO SERVICE
2	133220	0020	10/16/02	104928	DOR RATIO
2	156190	0310	05/17/02	313975	RELOCATION - SALE TO SERVICE
2	162070	0010	05/15/03	249900	RELOCATION - SALE TO SERVICE
2	172205	9080	01/22/03	280000	UNFIN AREA
2	172205	9166	06/24/02	77181	PART INTEREST;RELATED PARTY,FRIEND,NBR
2	182205	9037	06/12/03	165000	PREV IMP<=10K
2	182205	9038	04/25/02	224900	BANKRUPTCY -RECEIVER OR TRUSTEE
2	182205	9053	10/02/03	475000	IMP COUNT
2	182205	9167	10/08/02	119000	NON-REPRESENTATIVE SALE
2	182205	9257	10/31/02	49292	RELATED PARTY,FRIEND, NBR; DOR RATIO
2	182205	9259	06/06/03	194213	DOR RATIO
2	206850	0220	04/01/03	170000	NO MARKET EXPOSURE; FORCED SALE
2	209560	0050	09/26/03	47232	DOR RATIO
2	209560	0050	09/26/03	47232	DOR RATIO
2	241650	0180	09/12/03	218228	BANKRUPTCY -RECEIVER OR TRUSTEE
2	327698	0090	08/20/03	95625	DOR RATIO
2	327698	0090	05/28/03	90831	DOR RATIO
2	379140	0030	05/10/02	315000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
2	379140	0190	08/05/03	360000	RELOCATION - SALE TO SERVICE
2	379770	0020	08/16/02	208000	RELOCATION - SALE TO SERVICE
2	379770	0050	02/04/03	65620	EXEMPT EX TAX; RELATED PARTY,FRIEND,NBR
2	526700	0170	11/12/02	169600	EXEMPT FROM EXCISE TAX
2	572700	0030	08/06/03	259950	%COMPL; ACTIVE PERMIT PRE SALE>25K
2	572700	0050	08/01/03	250075	%COMPL; ACTIVE PERMIT PRE SALE>25K
2	572700	0070	07/28/03	259950	%COMPL; ACTIVE PERMIT PRE SALE>25K
2	572700	0160	10/03/03	248950	%COMPL; ACTIVE PERMIT PRE SALE>25K
2	572850	0010	12/26/02	7000	DOR RATIO
2	742900	0020	12/03/02	343000	RELOCATION - SALE TO SERVICE
2	793100	0010	04/19/02	249950	IMP COUNT
2	793100	0153	03/26/03	425000	TEAR DOWN
2	803565	0080	09/16/03	172796	NO MARKET EXPOSURE
2	880240	0425	08/26/02	750000	BUILDER OR DEVELOPER SALE
2	880240	0445	08/26/02	650000	BUILDER OR DEVELOPER SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 59**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	880240	0665	07/01/03	137500	%NET COND; PREV IMP<=10K
2	885830	0040	07/14/03	121500	DOR RATIO
2	885830	0050	07/15/02	56000	DOR RATIO
2	932060	0160	05/28/03	230000	RELOCATION - SALE TO SERVICE
2	940640	0010	09/08/03	96178	DOR RATIO
6	098400	0370	06/15/03	239950	RELOCATION - SALE TO SERVICE
6	098420	0500	02/24/03	196358	EXEMPT FROM EXCISE TAX
6	098421	0900	05/24/03	168000	SALE ON WRONG ACCOUNT
6	098423	0470	01/10/03	173720	EXEMPT FROM EXCISE TAX
6	140210	0350	03/31/03	161683	QCD; RELATED PARTY, FRIEND, NEIGHBOR
6	147312	0440	03/25/03	343100	RELOCATION - SALE TO SERVICE
6	147312	0580	03/04/02	341000	RELOCATION - SALE TO SERVICE
6	147312	0700	08/05/02	354950	RELOCATION - SALE TO SERVICE
6	232985	0200	01/10/02	235000	RELOCATION - SALE TO SERVICE
6	232985	0220	11/19/02	94083	RELATED PARTY, FRIEND, NBR; DOR RATIO
6	233323	0170	08/12/03	295000	RELOCATION - SALE TO SERVICE
6	259180	0140	02/22/02	210000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	259184	0150	12/18/02	325000	RELOCATION - SALE TO SERVICE
6	259184	0190	02/28/03	67500	QCD; RELATED PARTY, FRIEND, NEIGHBOR
6	282305	9079	02/10/03	175000	SELLING/BUYING COSTS AFFECT SALE PRICE
6	282305	9123	02/14/02	2150	PARTIAL INTEREST; DOR RATIO
6	322305	9038	07/30/02	146000	QUIT CLAIM DEED; STATEMENT TO DOR
6	322305	9289	12/19/02	260116	BANKRUPTCY - RECEIVER OR TRUSTEE
6	327485	0210	09/16/03	105500	DOR RATIO
6	342305	9081	02/17/03	149140	EXEMPT FROM EXCISE TAX
6	342305	9107	05/29/02	1450	GOVT AGENCY; EASEMENT; DOR RATIO
6	342305	9115	08/19/03	120000	DOR RATIO
6	419310	0060	01/18/02	190000	IMP.CHAR CHANGED SINCE SALE; SEG/MERGE
6	543800	0090	01/08/02	108000	DOR RATIO
6	619660	0260	08/21/03	134950	ACTIVE PERMIT PRE SALE>25K
6	619780	0025	04/10/03	179000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	619780	0202	10/25/02	60000	PREV IMP<=10K
6	619840	0180	01/31/03	270000	PERS MOBILE HOME
6	619900	0125	02/28/03	49050	PARTIAL INTEREST; DOR RATIO
6	619960	0080	11/21/02	870000	OBSOLESCENCE

***Vacant Sales Used in this Annual Update Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	722200	0096	02/25/03	192000	20930	N	N
1	723160	0140	06/10/03	91000	3764	N	N
2	062205	9034	06/04/02	99000	72745	Y	N
2	072205	9112	04/21/03	100000	62413	N	N
2	072205	9113	03/26/03	90000	53070	N	N
2	082205	9042	09/03/03	74000	7409	N	N
2	182205	9441	03/05/03	90000	7600	N	N
2	182205	9444	09/22/03	115000	8182	N	N
2	182205	9450	03/27/03	80000	7600	N	N
2	182205	9452	10/07/03	90000	7602	N	N
2	241650	0160	03/14/03	55000	14317	N	N
2	563500	0010	07/31/03	99000	9678	N	N
2	880240	0071	01/24/03	120000	20133	Y	N
2	880240	0075	09/09/02	110000	20077	Y	N
2	880240	0225	06/04/03	150000	24668	N	N
2	932070	0130	09/29/03	70000	11028	N	N
6	342305	9202	09/05/03	60000	50529	N	N
6	619840	0041	10/10/03	104950	22276	N	N
6	619900	0260	06/02/03	260000	143748	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 59**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	056515	0010	02/26/02	44000	CONTRACT OR CASH SALE; NON-REP SALE
2	062205	9045	04/30/02	71000	NO MKT EXPOSURE; BUILDER/DEVELOPER SALE
2	072205	9111	02/25/02	120000	NO MKT EXPOSURE; RELATED PARTY,FRIEND, NBR
2	172205	9026	06/04/02	175000	GOVERNMENT AGENCY
2	182205	9451	03/27/03	160000	MULTI-PARCEL SALE
2	379141	0430	05/17/03	8000	EASEMENT
2	793100	0058	03/01/02	85000	RELATED PARTY,FRIEND,OR NEIGHBOR
6	342305	9198	02/06/02	52500	FORCED SALE; NON-REPRESENTATIVE SALE



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr